

**Nebraska Historic Buildings Survey
Reconnaissance Survey Final Report
of
Loup County, Nebraska
prepared for
Nebraska State Historical Society
State Historic Preservation Office**

by

Save America's Heritage

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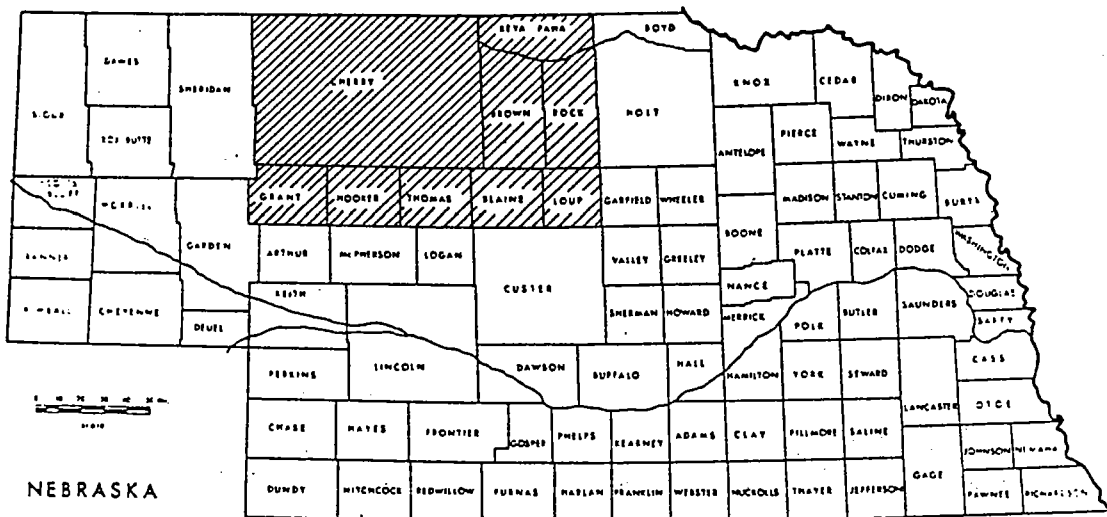
INTRODUCTION

In 1966, the National Historic Preservation Act was passed by the 89th United States Congress and subsequently signed into law by President Lyndon B. Johnson. With this Act, the Secretary of the Interior was called upon to expand and maintain a national register of historic places and give maximum encouragement to state governments to develop statewide historic preservation programs of their own. The Act recognized that one of the prerequisites for an effective national preservation program was the identification of historic resources across the country through comprehensive statewide surveys. Thus, state historic preservation offices were made responsible under the National Historic Preservation Act for decisions concerning the preservation of historic properties in their states.

The manifestation of the 1966 National Historic Preservation Act for Nebraska came in 1967 when state legislation directed the Nebraska State Historical Society to oversee the preservation of historical properties and conduct a comprehensive statewide historic survey. For this, the Nebraska Historic Buildings Survey (NeHBS) was formed and is conducted by the Nebraska State Historic Preservation Office (NeSHPO) as a part of the Nebraska State Historical Society. The NeHBS is an ongoing statewide study designed to identify and evaluate properties within a selected area to determine whether they may be of historic, architectural, archeological, or cultural significance. The NeSHPO serves as the central repository for the collected information and becomes the focal point for preservation planning decisions.

Starting with a limited survey of 125 sites, the NeHBS has now documented

approximately 37,000 properties and completed preliminary fieldwork in over two-thirds of Nebraska's 93 counties. The latest effort of the NeSHPO to document historic resources is the completion of the Northern Nebraska Sandhills Historic Building Survey.



Northern Nebraska Sandhills Survey Area

Save America's Heritage was selected by the NeSHPO and engaged in a contractual agreement to conduct the Northern Nebraska Sandhills Historic Buildings Survey. The survey consisted of the completed preliminary fieldwork in nine northern Nebraska counties: Grant, Cherry, Hooker, Thomas, Keya Paha, Brown, Rock, Blaine and Loup. Initiated in September, 1988, the survey was completed in May, 1989. With the completion of the nine-county project, the Northern Nebraska Sandhills was the second region of the state to be completed under the NeSHPO's plan for preliminary statewide reconnaissance coverage by

1991-92.

The primary objective of the survey was to provide a preliminary characterization of the extant historic resources in the northern Nebraska Sandhills region. The effort to document properties contributing to the context of Nebraska's historic architecture produces information which serves not only as a resource in preservation management, but also expresses a genuine concern for the history of the Great Plains built environment.

In addition to this, the historic buildings survey of the northern Sandhills region has produced information which serves not only as a tool for local and state preservation planning but also contributes knowledge to the contextual overview of Nebraska's historic architecture. With each historic building survey performed by the NeSHPO, additional information is added to a larger pool of data which allows a greater understanding of the historic resources extant throughout the state.

Another primary objective of the survey was the identification of a definitive group of historic properties potentially eligible for the National Register of Historic Places (NRHP). The Historic Buildings Survey of Loup County has accomplished this goal by identifying a total of 13 historic properties considered potentially eligible for the NRHP. In addition to the completion of these primary goals, several of the survey's secondary goals were also satisfied. These include the identification of specific building types or construction methods which either related or were unique to the historic built environment of Nebraska, and the expansion of knowledge regarding ethnic settlement and building technologies.

Preservation Biases

It is Save America's Heritage belief that people, and the places in which they live, are the raw materials of history. A community, its inhabitants and its development through time are proper subjects for our contemplation, for it is through such studies that we gain a fuller comprehension of the present.

The public mention of a "historic building survey" often fails to produce a collective image or understanding. A strong social awareness towards preservation of our built environment does exist in the rehabilitation of aged urban districts for example, but the notion of recording historic structures as a preservation activity remains a generally obscure concept. Fortunately, this obscurity is due to a lack of awareness rather than a lack of genuine concern. Communicating the importance of this activity as a documentation of our Great Plains history cannot be stressed enough.

Furthermore, it is also the opinion of Save America's Heritage that such surveys are a necessary tool in the recording of Great Plains settlement. The numerical demise of Nebraska's rural architecture is directly linked to the decline of the rural-based population. In the year 1900, 76.3% of Nebraska's population was found in rural towns or on the farms. However, by 1980 the rural population has dropped nearly 40 percentage points to the current figure of 37.1% (see Table 1).

TABLE 1. LOCATIONAL PERCENTAGE OF NEBRASKA POPULATION,
1900-1980.

Selected Years	Population	Urban Percentage	Rural
1900	1,066,300	23.7	76.3
1910	1,192,214	26.1	73.9
1920	1,296,372	31.3	68.7
1930	1,377,963	35.3	64.7
1940	1,315,834	39.1	60.9
1950	1,325,510	46.9	53.1
1960	1,411,921	54.3	45.7
1970	1,485,333	61.5	38.5
1980	1,569,825	62.9	37.1

Source: U.S. Bureau of the Census, Census of Population, 1980.

The affect on the historic built environment has been devastating. The number of houses now exceeds the demand and the older, perhaps less functional and aesthetic buidings are not re-inhabited. The buildings then deteriorate and are either dismantled or collapse. Consequently, there exists an increasing decline in the "pool" of historic building resources. Compounding the demise of these rural resources is the current decline of the agricultural economy. The prospect of farming as a profitable future for the next generation is now less and less desirable. This, in turn, contributes to the decreasing rural population and re-inhabitation of existing historic buildings.

The enumeration of social changes affecting historic resources can be lengthy and complex. It is clear, however, that the result of these changes coupled with the diminishing effects of time substantiate the need for historic building surveys. It is through such surveys that we not only record the built settlement of Nebraska, but reach a fuller understanding of our present world.

HISTORIC OVERVIEW

"... dun-colored sandhills crowded upon each other far into the horizon, wind singing in the red bunch grass or howling over the snow-whipped knobs of December..."

From Sandhill Sundays (1930)
by Mari Sandoz

Physical Description

Loup county is located in north-central Nebraska in the Sand Hills region of the state. It is bordered to the north by Rock, Brown and Holt counties, to the west by Blaine County, to the south by Custer County and to the east by Garfield County. The county is 24 miles in both length and width, equalling 576 square miles.

The county has two main rivers, the Calamus and the North Loup. The Calamus River runs from the northwest corner of the county to the south-central edge. The North Loup River flows from the west-central area of the county through to the southeastern edge. The county is not endowed with any large lakes but does contain the marshes indigenous to the Sand Hills region.

The climate in Loup county is typical of the Sand Hills region, with harsh winters and long hot summers. The average annual temperature is 47 degrees and the wind velocity is high. The spring and fall are short but pleasant.

Original Inhabitants

The first people known to have roamed the area that includes the Sand Hills of Nebraska were those of the Folsom Culture. It existed between 15,000

to 10,000 years ago. Sites of the Folsom Culture people have been found at the head of the North Loup, Niobrara, Elkhorn, Platte and Republican Rivers in Nebraska. The Niobrara and North Loup Rivers are in the Sand Hills region of the state. The Yuma were the next people known to have inhabited the Sand Hills region. Yuma Culture overlapped the Folsom Culture and continued until around 5,000 years ago. The Old Signal Butte Culture came into existence about 5,000 years ago but these people were not known to have inhabited the Sand Hills region. Between 500 A.D. and 1,300 A.D. three Indian Cultures were found in the Sand Hills: the Sterns Creek, the Mira Creek and the Woodland Cultures. From 1,300 A.D. to 1,600 A.D. the Upper Republican Culture is found throughout the state. Sites in the Sand Hills include one on the Loup River and on some of the Cherry County Lakes. From 1,600 A.D. to 1,800 A.D. the Dismal River Culture was found in the Sand Hills, located near the Middle Loup, North Loup and the Dismal Rivers and in general is found in the west and southwest portions of the state.

After 1,800 A.D. the Pawnee and Sioux tribes claimed the land of the Sand Hills as hunting grounds. The two tribes disputed various tracts between themselves. The Pawnee claimed the drainage area of the Loup River as their hunting grounds and camped near the mouth of the river. The Sioux claimed lands east to the forks of the Platte and north to the mouth of the White River in South Dakota as their hunting grounds. Both tribes depended on the bison, which roamed the Sand Hills in vast numbers, as their primary source of food and raw material. Between 1854 and 1876 all the territories that the Sioux and the Pawnee claimed as their hunting ground had been acquired by the United States

Government through a series of treaties. The final treaty of 1876 opened up the entire Sand Hills region to settlement.

Military Presence

While there was no military presence in Loup County, the region was under the general protection of Fort Hartsuff which was located in Valley County to the south. The Fort was established in 1874 and abandoned in 1881. The fort was operated by the United States War Department to protect the settlers from Indians after incidents in the Loup Valley area. The fort originally consisted of 14 buildings: including officer's quarters, commanding officer's building, hospital, commissary, laundry, stable, guard house, store with post office, barracks and a mess hall with a kitchen and barber. The presence of Fort Hartsuff offered security to the early settlers of Loup County.

Settlement of Nebraska

The area that was to become the state of Nebraska became a United States possession through the Louisiana Purchase in 1803. The first American exploration of the territory commenced on March 14, 1804 with the Lewis and Clark Expedition. Prior to its opening as a territory for settlement, Nebraska was part of the vast area of land set aside for all Native Americans by an act of Congress in 1834. Through a series of conflicts and treaties between the United States and the various Native American Tribes of the region the United States government was able to acquire this area and open it to general settlement by the pioneers. Nebraska Territory was established in 1854 and 13

years later, in 1867, gained statehood. The settlement of Nebraska generally moved across the state from the southeast to the northwest following the routes of the wagon trails, rivers and, later, the railroads. The development of the Railroad was essential to the opening up of Nebraska lands to the tide of settlers.

From its opening in 1854 until 1862, settlement in Nebraska Territory was generally done under the provisions of the Pre-Emption Act of 1841. This act allowed a settler to file for up to 160 acres for a fixed price, generally \$1.25 to \$2.50 per acre. Settlement of Nebraska under this act was limited to the southeast portions; Loup County, like other Sand Hills counties, was not affected by this act.

The Homestead Act of 1862, which became effective January 1, 1863, allowed a settler to acquire between 40 to 160 acres without paying the standard fee per acre to the federal government. This act required that the homesteader remain on the land for five years and meet a specified minimum level of improvements. It was under this act that the first settlement of the Sand Hills occurred. In Loup County the first homestead was filed in 1876. The homesteader was often faced with the problem of competition for land with the free-range ranchers who had been developing their enterprises without impediment for the past decade. Various areas experienced rather marked disputes between ranchers and homesteaders.

In 1903 Moses P. Kinkaid, then Nebraska Congressman, introduced an act to Congress that would allow the homesteader to file for up to 640 acres of land as opposed to the usual 160 acres. This act specifically applied to the Sand

Hills region of Nebraska. It recognized that the Sand Hills region did not lend itself to 160 acre farms or to the style of farming developed in other areas of Nebraska. The arid Sand Hills required that a greater land area be utilized to provide the means for successful agricultural and/or ranching endeavors. The Kinkaid Act proved to be a boon to the Sand Hills region bringing in its largest group of settlers to date. Various acts followed the Kinkaid Act which, combined with tolerable weather and good luck, brought about the permanent settlement and development of the Sand Hills Region and Loup County.

The Kinkaid Act was one of the most important elements in the settlement of the Sand Hills region. From 1904 to 1920, the Kinkaid Act resulted in the peak population of the Nebraska Sand Hills.

Due to the importance of the Homestead and Kinkaid Acts to the northern Sand Hills region, Save America's Heritage has included a more detailed analysis of their impact in the General Summary of Survey Results found in subsequent articles of this report.

The period between 1900 and 1930 was a prosperous one for the Sand Hills and the state in general. Improvements were made in transportation, education, agricultural and government. Populations across the state reached peaks throughout this period with the exception of the eastern counties and those with major communities. The decade of the Great Depression, the 1930's, was hard on the Sand Hills counties as well as for the state. Many of the "Kinkaiders" left the area at this time. In Loup County the population declined by almost 1,000 people. While this was an opportunity for the ranchers to acquire more land, overall economic conditions were difficult. The population

in the Sand Hills was in steady decline from the 1930's until the 1960's when it stabilized.

County History

Loup County, like other Sand Hills counties, was first settled by cattle ranchers prior to the official opening of the territory to settlement through the Federal Government. After the Sioux agreed to move onto the reservations in South Dakota the government agreed, as part of the 1876 treaty, to provide the Indians with cattle for beef. In the 1870's, cattlemen from Texas, who brought their cattle to the region for the government to supply to the Indians, began to realize the advantages of the Sand Hills region for ranching. In 1879 the Sawyer Ranch was established in Loup County and it was soon one of the largest in the region.

Loup County was surveyed in 1870-71, becoming one of the first Sand Hills counties to be settled at such an early date. The first settlement, however, was not until 1876-77. The county was officially established on February 22, 1883. There has never been a railroad through or into Loup County and the area remains inland. However, several bridges were built early in the settlement days of the county to facilitate the influx of settlers and travellers and to bring in supplies more conveniently. The lack of a railroad line into the county was, and is, a distinct disadvantage for Loup County. In the Sand Hills the railroad became essential for the large scale shipping of cattle and other agricultural products. The lack of a railroad line necessitated expensive shipment of goods and supplies into as well as out of the county.

From its founding in 1883 until 1890 Loup County grew and prospered, developing a strong population. The 1890 census listed 1,662 residents in Loup County. The early settlers in Loup County built sod homes, since little timber was available in the region. Loup County, along with the rest of the Sand Hills and state, experienced a drought in the 1890's followed by an economic depression followed. Between 1890 and 1900, the population of the county declined by over 300 persons. In 1904 the Kinkaid Act went into effect and this ushered in the settlement boon of the Sand Hills. By 1910 the population of Loup County had almost doubled and permanent settlement was achieved.

From 1940 to the present the population of Loup County has been in steady decline as the ranches of the area have been consolidated. The Great Depression of the 1930's saw the end of the development period of the region and many of the "Kinkaiders" left the region in that era.

Loup County Towns

Taylor, which was established in 1883, is the county seat of Loup County. After a fierce election contest with Kent, Taylor won the designation as the county seat in 1883. This town is noted for its village square located near the county court house. The town was platted in 1883 and the first county court house was built in 1884; it was a two story frame structure. In 1890 a jail was added. In 1927 repairs were made on the old court house but in 1958 it was decided to build a new court house which is located on the west side of the village square. The first school in Taylor was built in 1885.

With the passage of the Kinkaid Act, development of Taylor moved ahead. In

1905, the Bank of Taylor was organized and a brick building was constructed in 1914. In 1911 the town was incorporated. In 1923 a public school building was constructed. In 1926 the Evangelical Lutheran Church was built. In the 1940's two more churches were constructed in the community. By 1972 all school age youth in Loup County were being bused into Taylor for their education. As of 1983 several streets in Taylor have been paved, a regular sewage system has been installed, the public square has been furnished with playground equipment, and the county fair grounds have been developed. Today Taylor is the social and civic center of Loup County.

Kent, established in 1876 and platted in 1888, was the earliest settlement in the county. Kent was never incorporated and after it lost the county seat to Taylor its population dwindled. Though in 1983 the only structure remaining in Kent was an old school house, the people in the area around where Kent was continue to form an active social community.

Other settlements and post offices in Loup County include Gracie, a post office established in 1905 and discontinued sometime in the 1930's, and Valleyview, a small village located twenty three miles north and east of Taylor. The post office in Valleyview was opened in 1912 along with a general store owned by Walter Hesselgeser and Earl Cronk. There are no remaining structures in Valleyview and its post office has been closed since 1937.

Ethnic Groups and Population Trends

The three most prominent immigrant groups to settle in Loup county were from Germany, Scandinavia, and people from the British Isles. Loup County has

never had a great population, with a peak in 1910 of only 2,188 people of whom 103 were foreign born. The immigrants of foreign birth included 17 from the British Isles, 24 from Germany, 17 from Austria, 35 from Scandinavia and the remainder from throughout Europe and Canada. Between the years 1890 and 1950, a total of 464 foreign born individuals settled in Loup county.

Loup County population trends follow a general Sand Hills pattern with high populations in the 1880's, low populations from 1890 to 1900, expansion from 1900 to 1930, and then decline from the 1930's to the present. In Loup County the year of peak population was 1910 with 2,188 residents reported in the census. The era of the Great Depression signaled the end of the "Kinkaid" boom and populations began a steady decline at that time. By 1980, Loup County reported one of the lowest populations in the state with a total of 859 residents.

Sand Hills Ranching

The first ranch to be established in Loup County was the Sawyer Ranch in 1879. This and other ranches were established in the area prior to wide spread settlement. However, the county remains primarily a ranching county to the present day. The entire county is classified into the Sand Hills Range Livestock Production region (NeSHPO, "Historic Contexts in Nebraska-Topical Listing", 1989, code 08.08). Loup County produces cattle for beef consumption and some wild hay is grown for feed. Over the years ranches have been consolidated and the population of the county has decreased. Many Loup County ranchers now depend on automobile and air transportation for their daily

activities. Some experimentation with center-pivot irrigation is under way in response to the need for agricultural diversification. Several of the large ranches in the county today include the Upstream, the Liddy, the Gracie, and the Circle A.

Final Comments

Loup County is dependent upon the cattle industry for its economic stability. The population of the county has remained small throughout the past century and is likely to remain that way. Taylor is the center of social and civic life in the county with all the schools in the county located there, as well as the institutions of county government. Current efforts are underway to diversify the county's economy and alternatives to cattle production are being considered and explored.

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GENERAL SUMMARY OF SURVEY RESULTS

Introduction

Any discussion which analyzes the quality or volume of the surveyed properties in Loup County must include a summary of the environmental conditions which predominate the county. The results of the Historic Buildings Survey are directly linked to the natural environment which existed when the first permanent settlers constructed their domestic and agricultural shelters. The environmental conditions encountered by the settlers of the early 1880's have, in general, changed very little. Therefore, by examining the environmental conditions which exist today, one can gain a better understanding of the factors affecting the creation of the historic built environment in Loup County.

Loup County lies in the southeast portion of the Nebraska Sand Hills. The Sand Hills region is a vast and picturesque area of land which stretches across much of northwest and north central Nebraska. Loup County is comprised of this topographic type.

The Sand Hills have been appropriately named for they consist primarily of hilly dunes of sand stabilized by grassy covers. The beauty of this area, however, is often deceptive for the Sand Hills can be a harsh and overpowering environment for both human and animal habitation. The historic built environment of Loup County can be viewed as a physical extension of the climatic and geographic conditions extant within the Sand Hills. The physical creation of human and animal shelters were controlled by the environment in which those original builders lived. The number and survivability of the

historically built properties were, and continue to be, at the mercy of the land and climate. Not only were the number of properties built during the settlement period relatively low, but many of these buildings have failed to survive the harsh climate of the Sandhills. Of those buildings which did survive, many lack historic integrity due to alteration or deterioration.

In light of the environmental makeup of Loup County, the numerical results of the survey were not anticipated to be staggering and indeed they were not. In fact, only 46 total properties were documented within the 576 square miles which constitute Loup County. The breakdown of these 46 properties includes 129 contributing buildings, 33 contributing objects, and 13 properties judged potentially eligible for the National Register of Historic Places.

Numerical Summary of Loup County Reconnaissance Survey

LOUP COUNTY	TOTAL PROPERTIES	CONTRIBUTING BUILDINGS	CONTRIBUTING SITES	CONTRIBUTING STRUCTURES	CONTRIBUTING OBJECTS
LP00: Rural	23 (1)	93 (1)	0	0	33
LP01: Almeria	1	1	0	0	0
LP03: Taylor	22 (1)	35 (1)	0	0	0
TOTALS	46 (2)	129 (2)	0	0	33

Approximated Area of survey Coverage: 124 square miles (79,360 acres)

Numbers in parentheses denote previously surveyed properties.

Compounding the problem of limited resources is the fact that Loup County was, historically, a very sparsely populated county. Indeed, the greatest population base existed in 1910 when the total reached 2,188 people. In 1980, Loup County was home to only 859 persons which ranked it among one of the lowest populated counties in Nebraska. This 1980 total translates to a sparse density of 1.5 persons per square mile.

Also indicative of the declining population base are the statistics recorded by the agricultural census of 1910, 1935, and 1982 which delineate the number of farms within Loup County for each of these years. In 1910 there existed 457 operative farmsteads/ranches within the 576 square miles contained by the county. This translates to one ranch for every 1.3 square miles of land in the county. The average ranch size in Loup County in this year was already 565 acres versus the statewide norm of 297 acres. This indicates that the initial permanent settlement of Loup County in terms of population and distribution was relatively small and dispersed. By 1935, these figures had changed significantly. At that time there were 331 operating farms (one for every 1.75 square miles) which represents a post-Depression drop of 28.0%. Likewise, by 1982 there were only 148 ranches in Loup County. This represents a 68% decline in the number of operating farmsteads/ranches within the 72-year period from 1910 to 1982. This is a devastating reduction--one that was clearly reflected in the low numerical results of the survey and subsequent lack of potentially eligible National Register properties.

In general summary, the Historic Buildings Survey of Loup County may be viewed as a direct physical extension of the environmental climate of the Nebraska Sand Hills. This environment has dictated the agricultural and economic practices which it will allow and has forced the builders of human and animal shelters to adapt accordingly.

Preliminary Inventory of the Loup County Historic Buildings Survey

A Topical Discussion and Preliminary Inventory of Loup County Historic Properties

The following discussion consists of a topical summary and Preliminary Inventory of the historic properties documented during the Loup County Historic Buildings Survey. This discussion is arranged according to the Topical Listing of Historic Contexts authored by the Nebraska State Historic Preservation Office (NeSHPO, 1989). It includes discussion only of those properties potentially eligible for the National Register of Historic Places (NRHP) or those that contribute to the historic character of Loup County. Included at the end of each summary is an illustrated inventory of properties which appear potentially eligible for National Register listing in reference to the Historic Context being discussed. Then, located at the end of the Preliminary Inventory, is a listing of properties which also contribute to the historic character of Loup County but are of second priority with respect to National Register listing. These properties have been labeled "Second Priority Properties" and are included in the Inventory for purposes of defining those buildings that may lack the significance or integrity for NRHP listing but which help define the character of the historic built environment of Loup County.

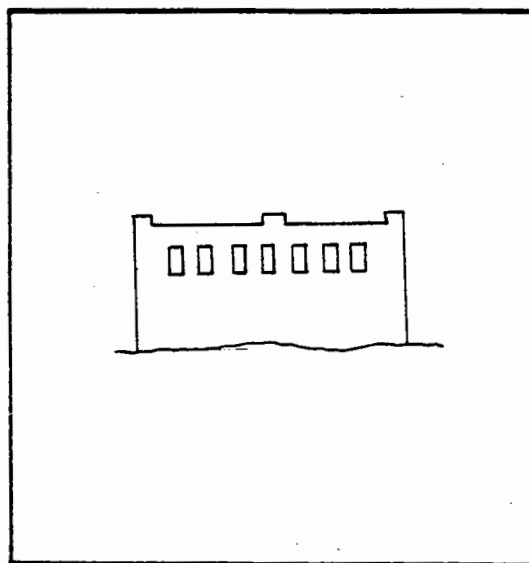
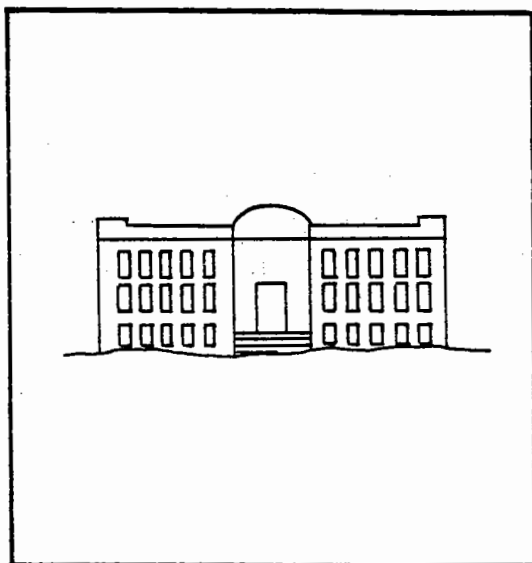
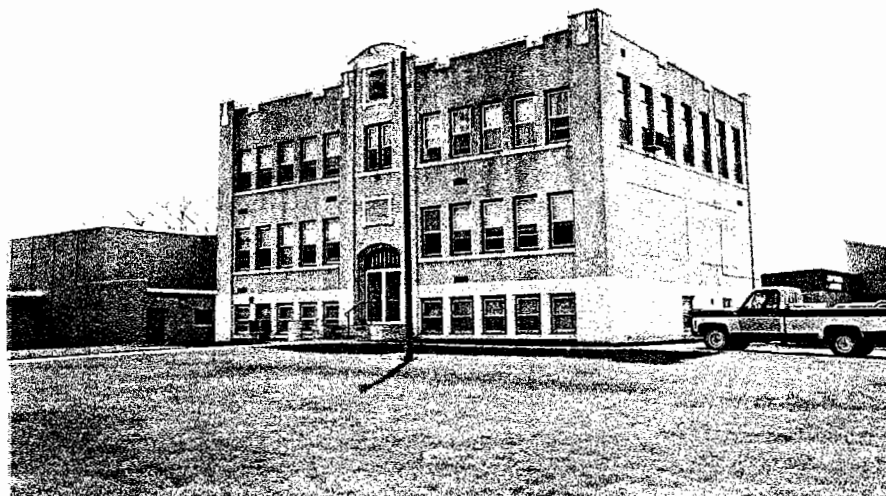
Historic Context: Education (06)

The contextual topic of Education encompasses any act or process which imparts or aids in the acquisition of knowledge. This title is quite self-explanatory with primary emphasis focused upon the components of schooling and enrichment. Historic buildings which fit this context include schools, libraries and museums. Considerations include formal apprenticeship and enculturation; primary, elementary, junior, and senior high schools, colleges and universities; vocational, adult, continuing, specialty and professional.

The Loup County survey reported a total of five education related properties with two of these being potentially eligible to the National Register. All of the five properties relate to the sub-context of early education which includes elementary and secondary education. Consistent with the pattern established by previous historic buildings survey projects in Nebraska, the school buildings recorded in Loup County fit into one of two distinct form types. The first type is a simple unadorned Hall-Type building usually constructed of frame materials and containing a rectangular one-room plan. The survivors of this type were found predominantly in the rural environs and appear to have been constructed between the years of 1880 and 1910. They are usually one-story in height with a gable-end entry and were protected by a gable or hip roof placed in longitudinal orientation.

The second predominant form type found in the previous Nebraska Historic Buildings Survey projects conducted by Save America's Heritage is the "modern" school building type which consists generally of larger scale masonry buildings confined primarily to community-based locations. These building types appear

to have been built between the years of 1910 and 1930 and usually consist of a raised basement two-story masonry structure occupying the grounds of a single town block. An interesting observation lies in the fact that four of the of the five potentially eligible properties are of the Hall-Type and are located in rural areas. Rural schoolhouses were more temporary in that if a larger structure was needed a new building was constructed rather than the old building remodelled. The nature of the frame Hall-Type school tended to represent temporary needs. Cost of such structures were minimal compared to the modern, community-based, educational buildings.



NeHBS NUMBER: LP03-020

DATE: c.1928

RESOURCE NAME: Taylor Public School

HISTORIC CONTEXT: Education: (06.01)

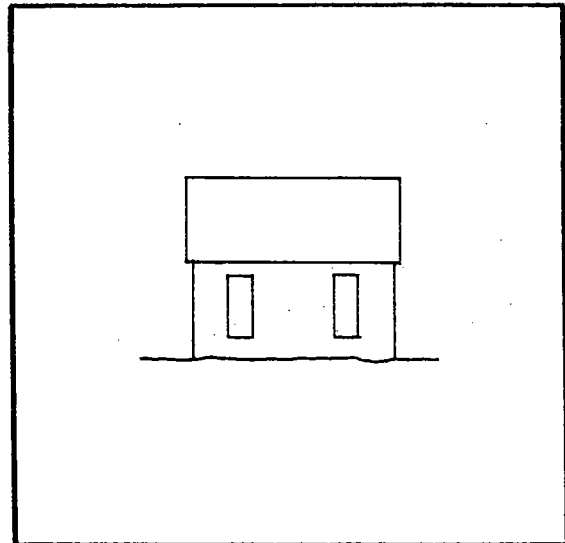
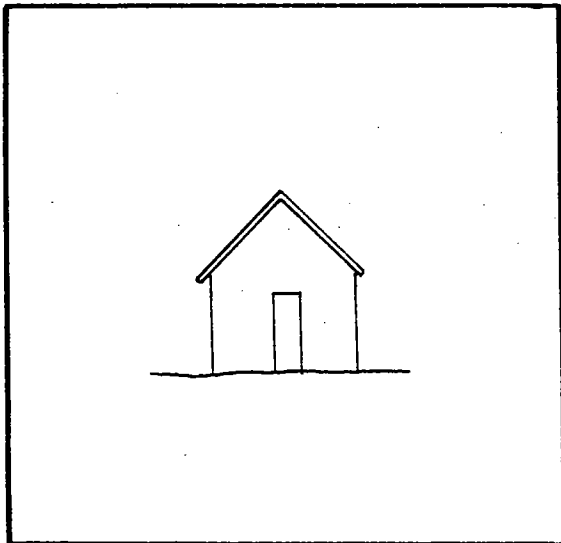
PROPERTY TYPE: Public School (06.3)

LOCATION: SS Williams between 6th & 7th Street, Taylor.

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Included in the Preliminary Inventory for its association with public education during the temporal period of Spurious Economic Growth (1920-1929) and as a well-preserved example of the "modern" type masonry school building.



NeHBS NUMBER: LP00-001

DATE: c.1906

RESOURCE NAME: Sioux Creek District #4 School

HISTORIC CONTEXT: Education: (06.01.01)

PROPERTY TYPE: Rural Hall Type School (06.3.1:1)

LOCATION: NE 1/4, NW 1/4, Sec. 35, T. 21 N., R. 17 W., USGS: Taylor SE

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

One-story brick schoolhouse considered potentially eligible for National Register listing as a well-preserved example of an early twentieth-century educational facility in rural Loup County.

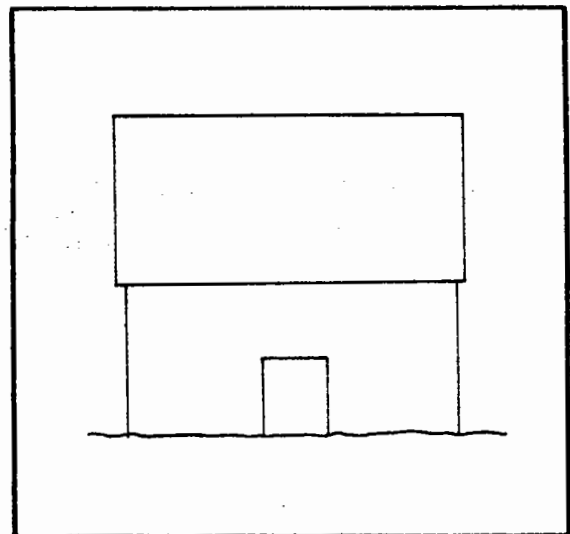
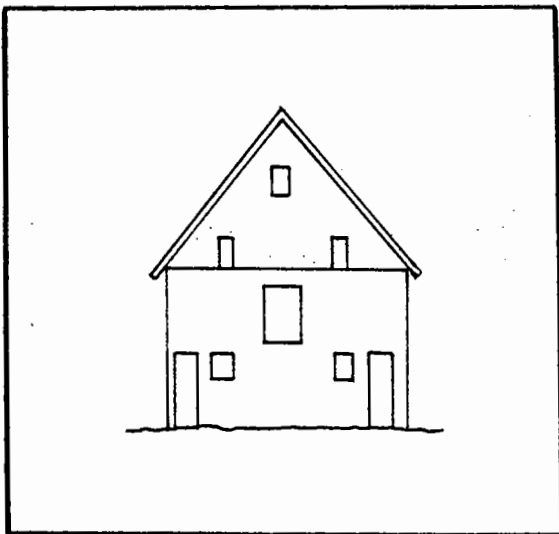
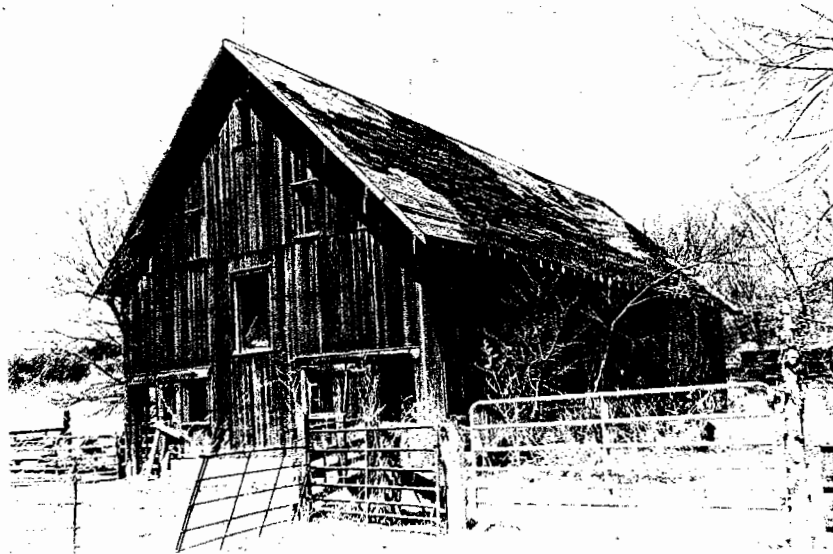
Historic Context: Agriculture (08)

Loup County lies in the geographic zone known as the Sand Hills. This area is unique to Nebraska and is composed of hilly land of low to high dunes, stabilized by grasses. Historically, the nature of this sandy region has been unsuitable for the cultivation of crops. Instead, the Sand Hills region has become an area devoted to range livestock production. Most land has remained uncultivated and serves as grass-covered rangeland for cattle. The context of Agriculture was a primary contributor to the historic settlement of Loup County. With a total of 18 agriculture-related properties surveyed, the Historic Context of Agriculture accounts for thirty-nine percent of the properties recorded by the Historic Buildings Survey of Loup County. These 18 properties included 49 contributing buildings, and 30 contributing objects.

The ranches of this region played an important part in the history of the Sand Hills. The cattle-raising industry was a primary factor in the settlement and economic development of Loup County during the late nineteenth and early twentieth-century. Not surprisingly, the vast majority of land in this county has been reserved for the grazing of cattle. The majority of ranches in this area contain the basic buildings necessary for domestic living and cattle production. Typical historic ranch buildings include the main living quarters, hay/horse and cattle barns, granaries, cribs, implement sheds, loafing sheds, stock pens, tool sheds, chicken houses, cellars and storage buildings. Another important building found on the historic cattle ranches was the bunkhouse. These buildings were typically one-story gable roof structures sheathed in

clapboard or stucco. Many of the more prosperous ranches tended to exhibit modern changes made to the physical components of the ranch. Most noticeably were the alterations made to the main house or the construction of a new main house.

The Preliminary Inventory for the Historic Context of Agriculture in Loup County is comprised of six total properties. This represents one-third of the 18 agriculture-related properties recorded by the Historic Buildings Survey of Loup County. A breakdown of the six Potentially Eligible properties shows 33 contributing buildings, and 14 contributing objects. In addition, six ranches have been selected for Second Priority status.



NeHBS NUMBER: LP00-005

DATE: c.1910

COMMON NAME: Ranch (Abandoned)

HISTORIC CONTEXT: Agriculture: (08.08)

PROPERTY TYPE: Ranch (08.1)

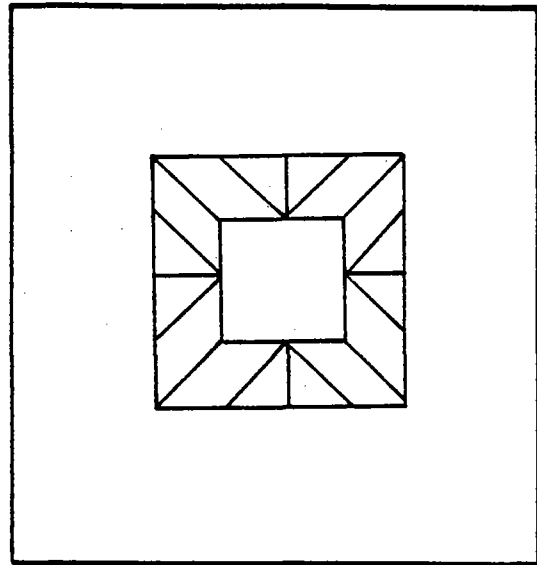
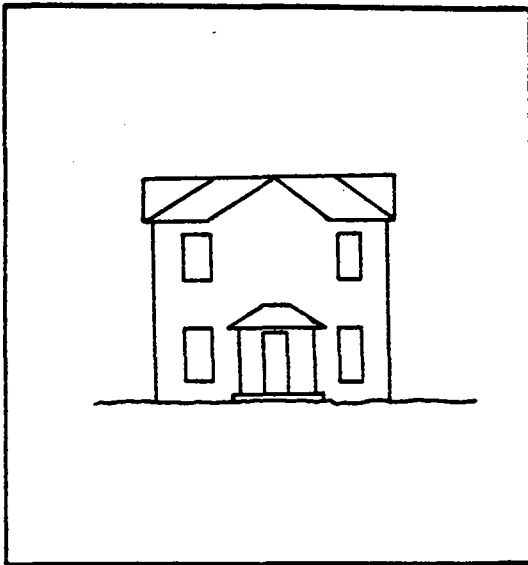
LOCATION: NW 1/4, SE 1/4, Sec. 19, T. 22 N., R. 17 W., USGS: Taylor SE

TOTAL CONTRIBUTING BUILDINGS: 4 **STRUCTURES:** 0

SITES: 0

OBJECTS: 4

Large scale two-story frame barn located on otherwise non-contributing ranch. Included in the Preliminary Inventory as a potentially significant representative of Sand Hills Range Livestock Production.



NeHBS NUMBER: LP00-010

DATE: c.1900

COMMON NAME: Ranch

HISTORIC CONTEXT: Agriculture: (08.08)

PROPERTY TYPE: Ranch (08.1)

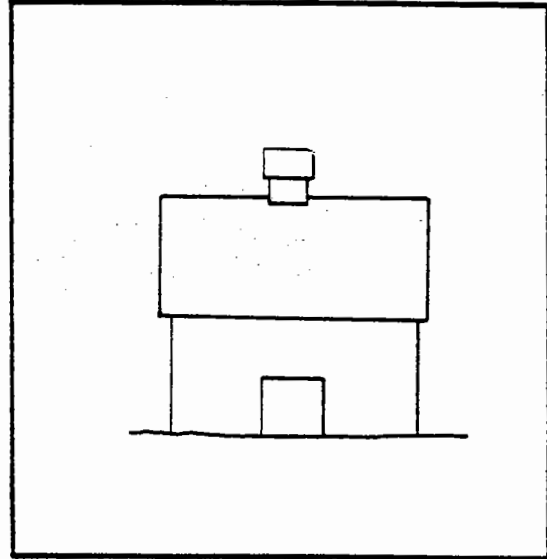
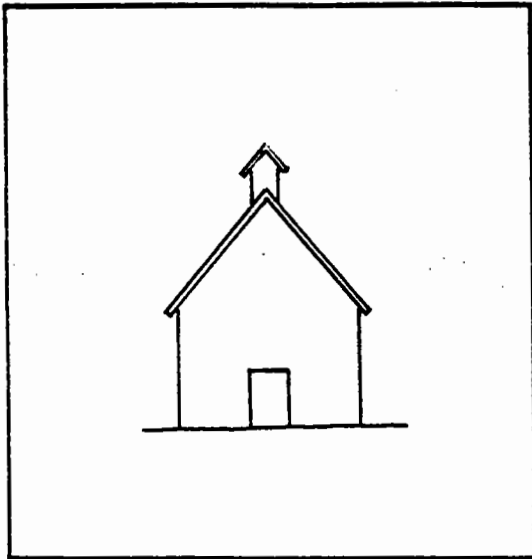
LOCATION: SE 1/4, SW 1/4, Sec. 22, T. 21 N., R. 18 W., USGS: Taylor

TOTAL CONTRIBUTING BUILDINGS: 6 **STRUCTURES:** 0

SITES: 0

OBJECTS: 2

Potentially significant for association with Sand Hills Range Livestock Production as evidenced by the collection of early twentieth-century cattle producing buildings.



NeHBS NUMBER: LP00-011

DATE: c.1910

COMMON NAME: Ranch

HISTORIC CONTEXT: Agriculture: (08.08)

PROPERTY TYPE: Ranch (08.1)

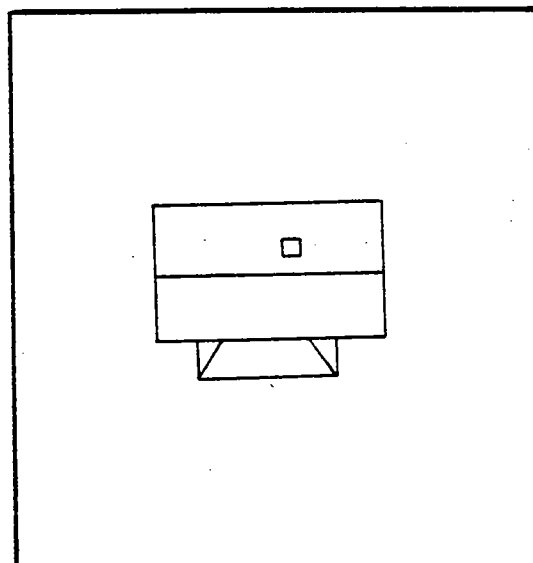
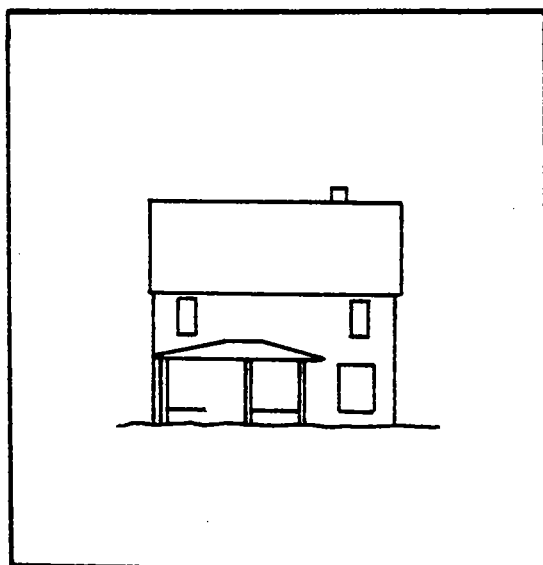
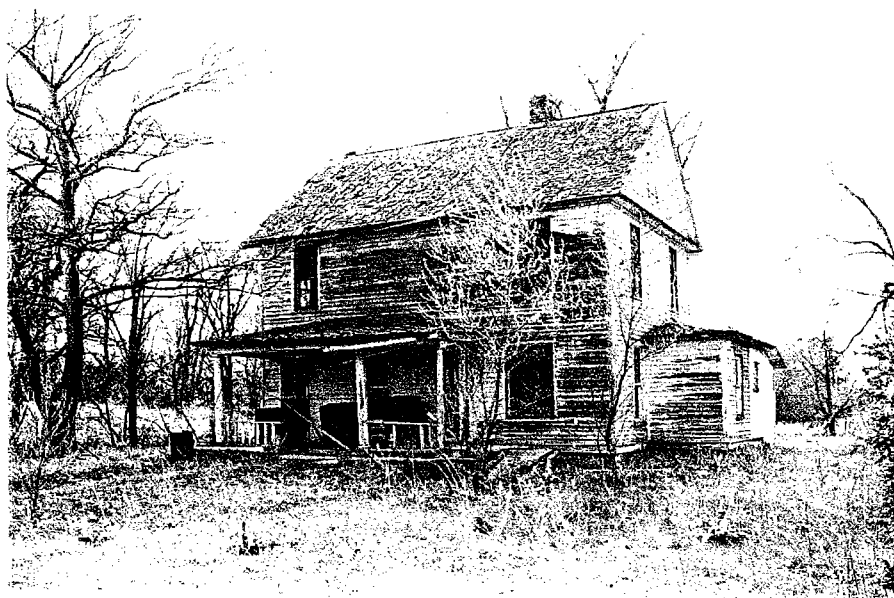
LOCATION: NE 1/4, NW 1/4, Sec. 19, T. 21 N., R. 18 W., USGS: Taylor

TOTAL CONTRIBUTING BUILDINGS: 7 **STRUCTURES:** 0

SITES: 0

OBJECTS: 1

Selected as a well-preserved and potentially significant contributor to the Historic Context of Sand Hills Range Livestock Production.



NeHBS NUMBER: LP00-014

DATE: c.1890

COMMON NAME: Ranch

HISTORIC CONTEXT: Agriculture: (08.08)

PROPERTY TYPE: Ranch (08.1)

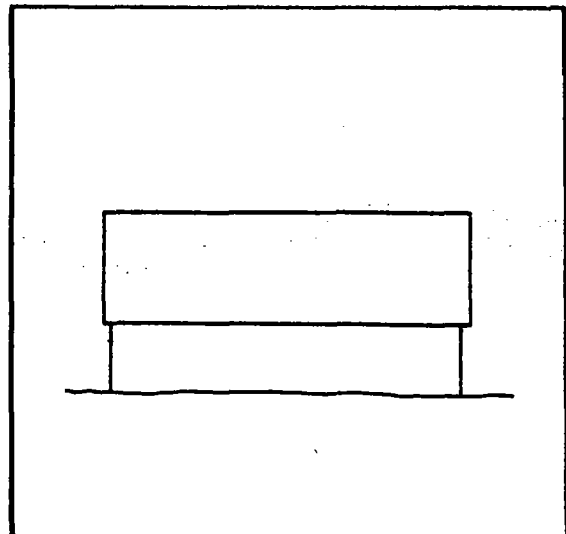
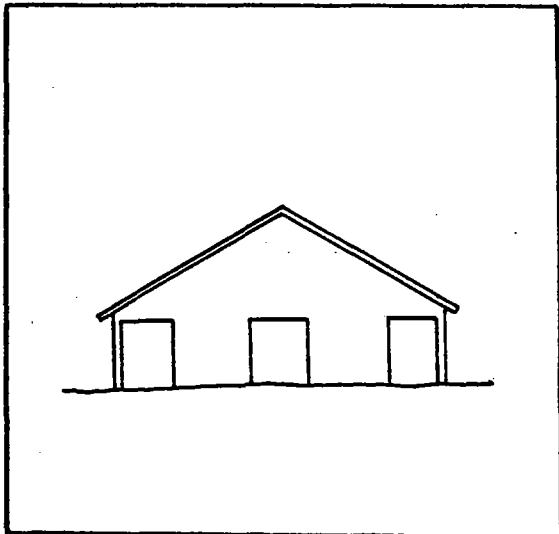
LOCATION: SW 1/4, SW 1/4, Sec. 19, T. 21 N., R. 19 W., USGS: Almeria

TOTAL CONTRIBUTING BUILDINGS: 6 **STRUCTURES:** 0

SITES: 0

OBJECTS: 2

Despite abandonment, this ranch is significant for its representation of late nineteenth and early twentieth-century Sand Hills Range Livestock Production agriculture in southwest Loup County.



NeHBS NUMBER: LP00-021

DATE: c.1915

COMMON NAME: Sawyer Ranch

HISTORIC CONTEXT: Agriculture: (08.08)

PROPERTY TYPE: Ranch (08.1)

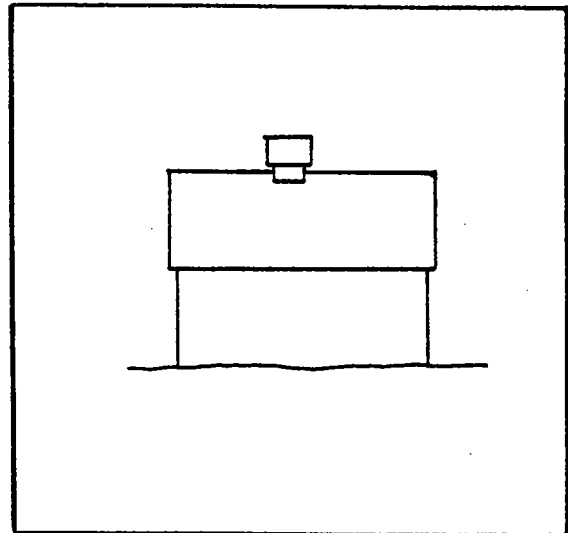
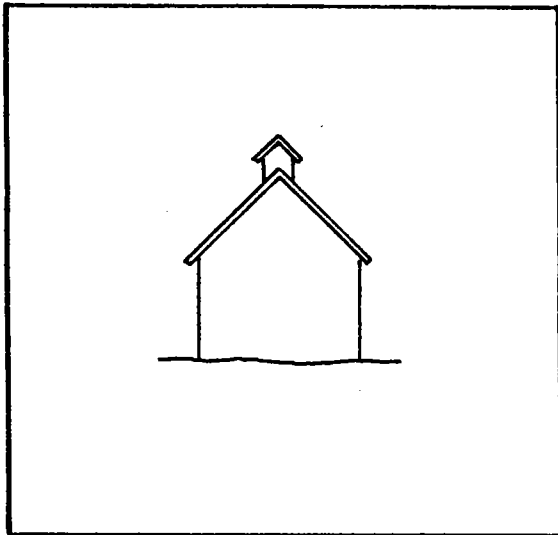
LOCATION: SW 1/4, SE 1/4, Sec. 31, T. 23 N., R. 20 W., USGS: Almeria NW

TOTAL CONTRIBUTING BUILDINGS: 2 **STRUCTURES:** 0

SITES: 0

OBJECTS: 0

Identified as a potentially significant contributor to the Historic Context of Sand Hills Range Livestock Production. Particularly noteworthy for the presence of the large scale frame cattle barn.



NeHBS NUMBER: LP00-022

DATE: c.1908

COMMON NAME: Ranch

HISTORIC CONTEXT: Agriculture: (08.08)

PROPERTY TYPE: Ranch (08.1)

LOCATION: SW 1/4, SW 1/4, Sec. 8, T. 21 N., R. 18 W., USGS: Taylor

TOTAL CONTRIBUTING BUILDINGS: 8 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 3

Potentially significant for association with Sand Hills Range Livestock Production as evidenced by the collection of early twentieth-century domestic and cattle producing buildings.

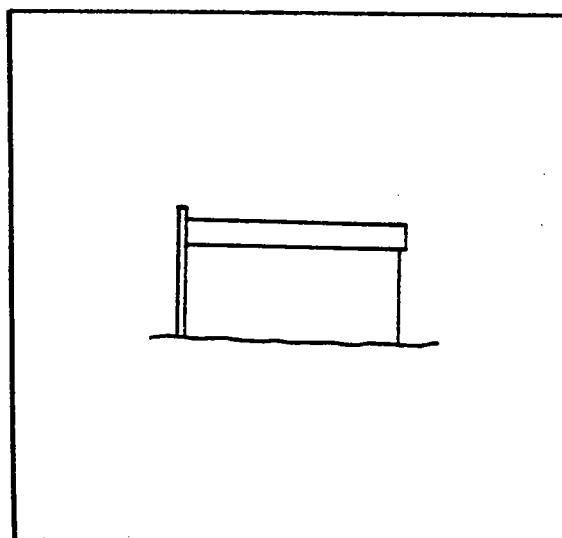
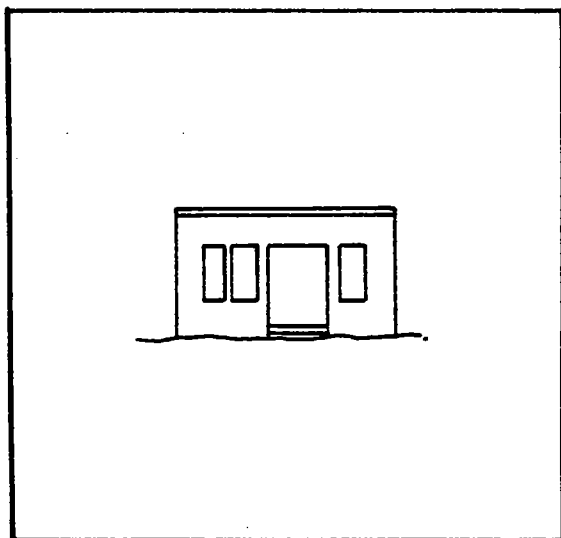
Historic Context: Commerce (12)

The context of Commerce is defined as the buying and selling of commodities, involving transportation from place to place. Considerations include wholesaling and retailing; gift exchange; trade and barter; monetary economy including finance, business organization, and mercantile business. Commerce encompasses a diverse range of businesses including such institutions as supermarkets, hotels, speciality stores, and department stores.

The reconnaissance survey of Loup County recorded two properties associated with the context of Commerce. These properties, LP03-003 and LP03-004, both consist of one story, false-front compositional type buildings.

The false front composition was employed extensively in the commercial districts of Nebraska communities during the Development and Growth period (1890-1920) of white settlement. Characteristics of this type include a rectangular-shaped structure covered by a gable roof which is hidden by the exaggerated front facade. The false-front facade helped to disguise the relatively low scale of the building by hiding the true size of the structure and thus conveying a greater sense of scale and prominence. The primary era of construction in Loup County for this type occurred from the early 1890's to approximately 1910.

LP03-003 and LP03-004 are both potentially eligible to the National Register and are in the following Preliminary Inventory of Commerce properties.



NeHBS NUMBER: LP03-003

DATE: c.1890

COMMON NAME: Commercial Building

HISTORIC CONTEXT: Commerce: (12.02)

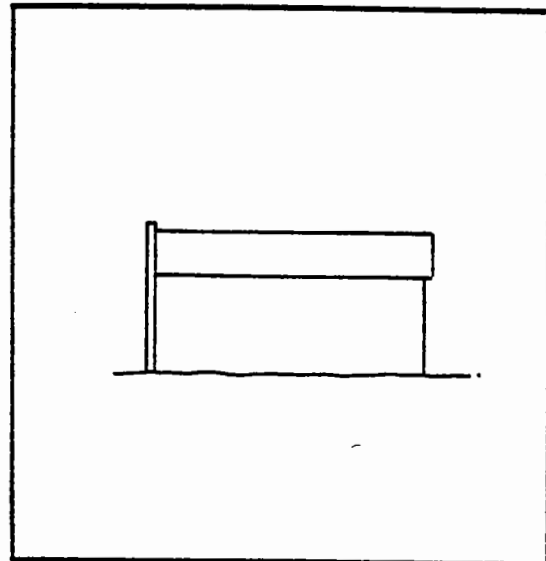
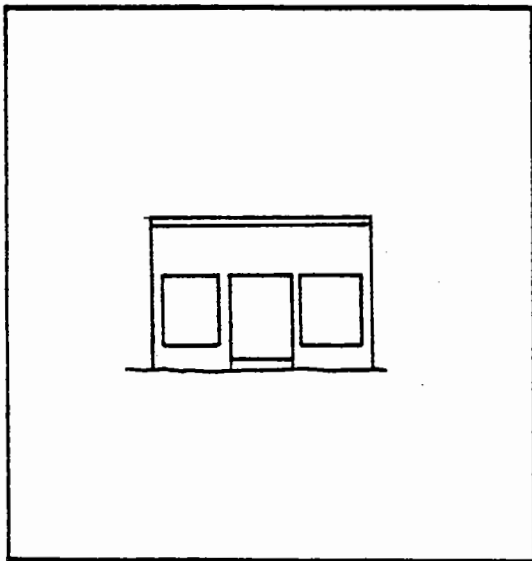
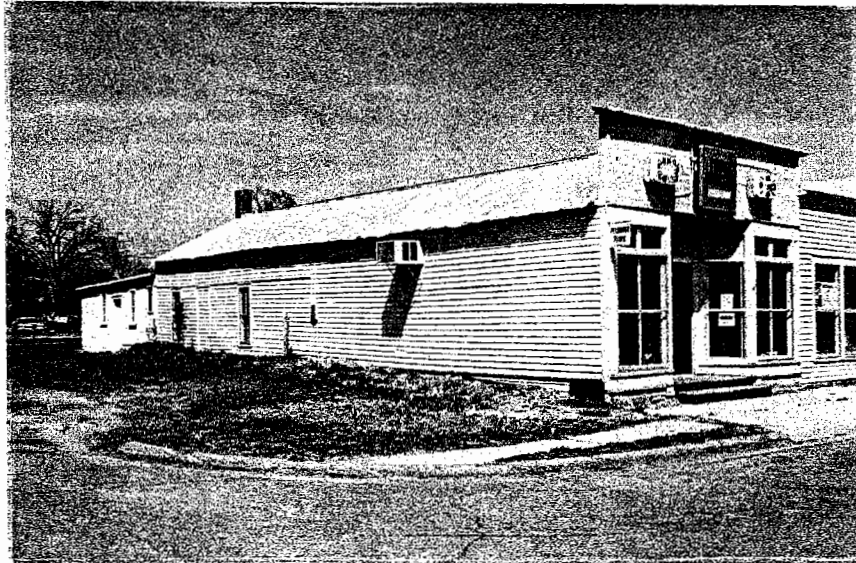
PROPERTY TYPE: Store (12.1.1)

LOCATION: NS Murray St. between 3rd & 4th Street, Taylor.

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

One-story frame commercial building included in the Preliminary Inventory for association with retail commerce in south-central Loup County and for the portrayal of the false front compositional typology.



NeHBS NUMBER: LP03-004

DATE: c.1890

COMMON NAME: Commercial Building

HISTORIC CONTEXT: Commerce: (12.02)

PROPERTY TYPE: Store (12.1.1)

LOCATION: NS Murray St. between 3rd & 4th Street, Taylor.

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

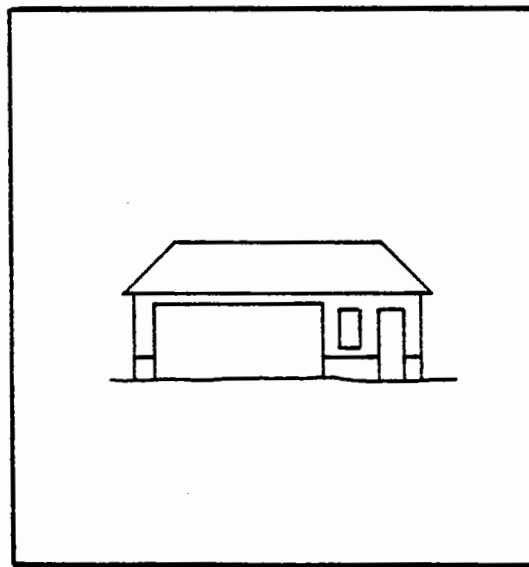
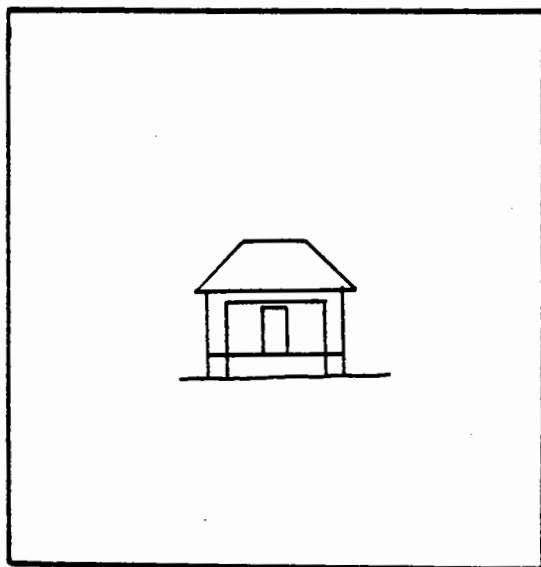
One-story frame false front commercial building identified as a potentially significant and well-preserved contributor to the Historic Context of Retail Commerce in Loup County.

HISTORIC CONTEXT: Transportation (13)

The context of Transportation involves the carrying, moving or conveying of material and people from one place to another. Considerations include transportation by land, water, and air; trails, roads, highways, interstates, rail; related service accommodations such as motels, service stations, and drive-ins.

Three properties associated with the Historic Context of Transportation were documented by the Loup County reconnaissance survey. Of these three properties, two were included in the Preliminary Inventory and are considered potentially eligible for National Register listing.

LP03-001 (Pavillion Hotel) is the first of two properties to be considered for nomination to the National Register under the context of Transportation. Built before the turn of the century, the Pavillion exhibits a moderate degree of historic integrity and stands as a focal point in the town of Taylor. Presently, LP03-001 is undergoing a National Register nomination conducted through the Nebraska State Historic Preservation Office (NeSHPO). LP03-008 (Abandoned Gas Station) is the second property which has been selected for the Preliminary Inventory and Potentially Eligible for National Register listing. Dominating this abandoned station is a double automobile porte-cochere which connects to the small rectangular office. This circa 1928 auto-related building is important to the built environment for historical associations with a new mode of twentieth-century transportation.



NeHBS NUMBER: LP03-008

DATE: c.1928

COMMON NAME: Gas Station (Abandoned)

HISTORIC CONTEXT: Transportation: (13.02)

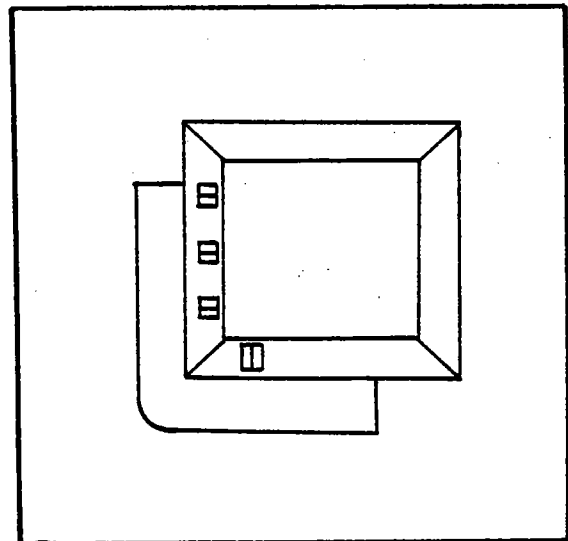
PROPERTY TYPE: Gas Station (13.3.3.3)

LOCATION: ES 3rd St.between Broadway & Fay, Taylor

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Circa 1928 one-story brick and stucco gas station with exxagerated porte cochere. Identified as a potentially significant contributor to the Historic Context of Road Transportation in Loup County.



NeHBS NUMBER: LP03-001

DATE: 1887

RESOURCE NAME: Pavillion Hotel

HISTORIC CONTEXT: Transportation: (13.02)

PROPERTY TYPE: Hotel (12.3.1)

LOCATION: NEC Murry & 3rd, Taylor.

TOTAL CONTRIBUTING BUILDINGS: 1 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

Previously surveyed by the Nebraska State Historic Preservation Office in July of 1987, the Pavillion Hotel has recently been targeted for development of a National Register nomination.

Historic Context: Settlement Systems (16)

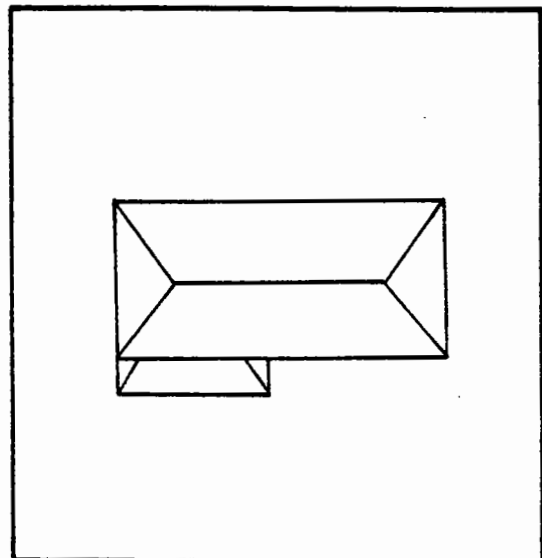
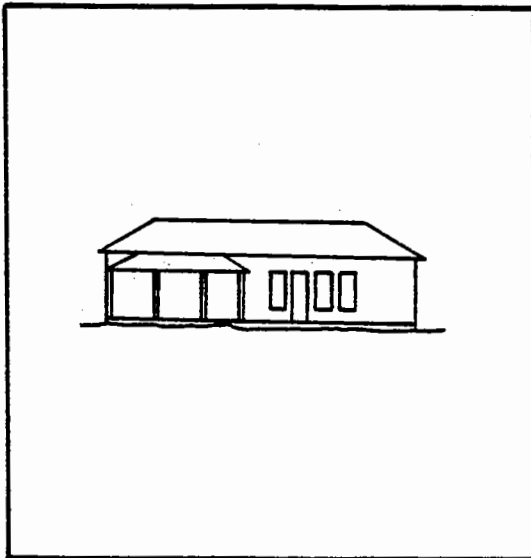
Settlement Systems is the broad contextual title encompassing the division, acquisition, and ownership of land. This theme contains all patterns generated through political, religious, or commercial activities to facilitate the establishment of cultural systems. Specific considerations include acquisition methods and use patterns of land as well as the spatial delineation of lands such as landscape architecture, hamlets, villages towns cities and rural systems.

This contextual theme contained the second greatest number of documented historic properties within Loup County. Of the 46 total properties documented in Loup County, 13 or 28.3% fall within the theme of Settlement Systems. The retention of historic integrity that the settlement system properties displayed was quite varied. In some instances, the integrity had been severely compromised through later alterations or additions, while in other cases buildings were recorded which were extremely similar to their original condition. The era of construction for these properties was quite diverse as well. Construction dates appear to range from the first homestead dwellings of the 1880's to the Bungalow types of the 1920's.

The majority of the 13 settlement system properties recorded in Loup County appeared in two basic manifestations: 1) the simple, unadorned vernacular house, and 2) the Bungalow style house. The vernacular house type usually consisted of small scale rectangular or square-shaped frame structures covered

with exterior stucco sheathings and protected by gable or hip roofs. This house type was generally constructed during the early settlement period of 1884 to 1914. The Bungalow style houses appeared in both front-gable and side-gable versions and were considerably larger in scale than the vernacular houses. The general period of construction for these buildings ranged from 1915 to 1929. Noticeably absent from the pool of settlement system properties of Loup County were the so-called "High Style" houses. With the exception of the Bungalow or "Bungaloid" style house, few of the properties recorded in Loup County contained dwellings employing the popular architectural styles of the late nineteenth and early twentieth-century such as Italianate, Shingle, or Queen Anne.

Of the 13 Loup County reconnaissance surveyed properties under the context of Settlement, just one has been selected Potentially Eligible to the National Register. This property, LP03-018, consists of a single family dwelling (16.5.1) with carriage house, privy, and outbuilding. Photograph and statement of significance are included in the following Preliminary Inventory.



NeHBS NUMBER: LP03-018

DATE: c.1900

COMMON NAME: House

HISTORIC CONTEXT: Settlement: (16.01)

PROPERTY TYPE: Single Family Dwelling (16.5.1)

LOCATION: NWC Williams & Murry, Taylor

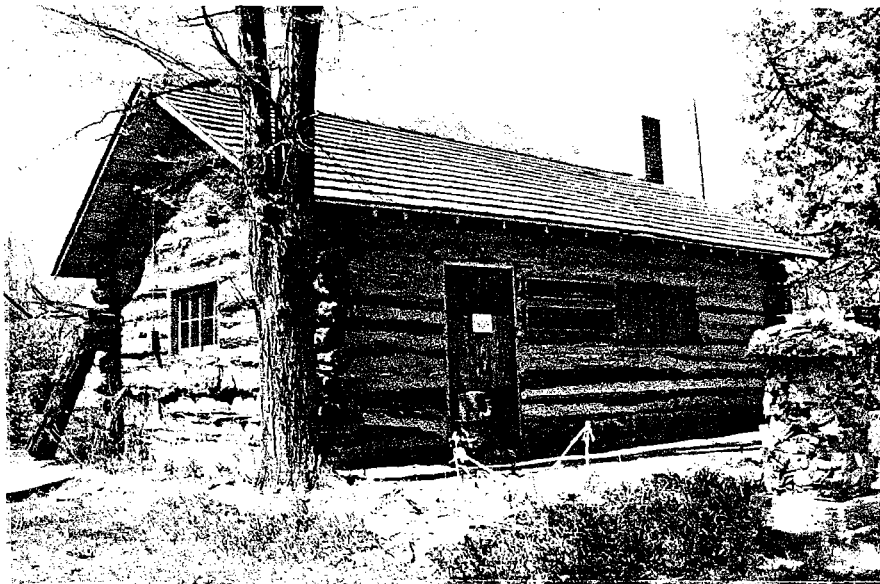
TOTAL CONTRIBUTING BUILDINGS: 4 **STRUCTURES:** 0

SITES: 0 **OBJECTS:** 0

One-story frame house identified by the survey as a representative example of late nineteenth-century settlement properties in the community of Taylor. Additional local significance possible under National Register Criterion B.

Loup County Second Priority Properties by Historic Context Numeric Sequence

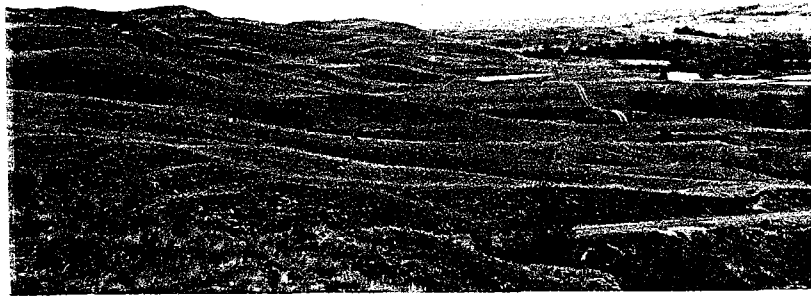
NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	Bldg.	CONTRIBUTING			PROPERTY TYPE
					Site	Struct.	Obj.	
LP01-001	C1947	ALMERIA SOCIAL HALL	05	1	0	0	0	05.1.1
LP00-004	C1890	LONE STAR SCHOOL	06.01.01	1	0	0	0	06.3.1:1
LP00-013	C1900	ABANDONED SCHOOL	06.01.01	1	0	0	0	06.3.1:1
LP03-005	C1940	LOG HOUSE MUSEUM	07					07.1.7
LP00-019	C1885	ABANDONED RANCH	08.08	2	0	0	1	08.1
LP03-009	C1900	PROFESSIONAL BLDG	15.04	1	0	0	0	15.3
LP03-016	C1888	HOUSE	16.01	1	0	0	0	16.5.1
LP03-022	C1895	HOUSE	16.01	3	0	0	0	16.5.1



LP03-005 C1940 LOG HOUSE MUSEUM

Important Themes of the Loup County Historic Buildings Survey

SAND HILLS RANGE LIVESTOCK PRODUCTION



Introduction

Nebraska is a state of great diversity. Diversities exist among its people, its lands, its topography and, of more immediate concern to this discussion, its agriculture. The agricultural diversity of the state of Nebraska has been forged through one hundred years of adaptation and evolution in a land once labeled the "Great American Desert". Since that time, the "desert" waste of Nebraska has been transformed into some of the most productive farm and ranch land in the United States.

The pattern for the diverse agricultural setting in Nebraska was primarily established between 1870 and 1930. The study of the various agricultural practises in Nebraska was first addressed in the 1930's by scientists from the University of Nebraska College of Agriculture. Their efforts focused upon the

definition of "system-of-farming areas" and were published in Research Bulletins issued by the College of Agriculture Experiment Station. The two specific bulletins which focus on the definition of the types-of-farming areas are Research Bulletin Number 244, Types of Farming in Nebraska, by Harold Hedges and F.F. Elliott (May 1930), and Research Bulletin Number 299, Factors determining Type of farming Areas in Nebraska, by L.F. Garey (May 1936). The conclusions derived by these authors regarding the spatial distribution of the farming areas has generally held true to the present day as evidenced by the conclusions of James Williams and Doug Murfield in their Agricultural Atlas of Nebraska, (University of Nebraska Press, 1977).

The term type-of-farming is used to describe a group of farms which are similar in size and enterprise combination. In this way, a group of farms having the same kind, quantity, and proportion of crops and livestock may be said to be following the same type of farming (Hedges and Elliott, pp. 3). Likewise, the term type-of-farming area, refers to an area within which there is a high degree of uniformity in the agricultural production and in the physical and economic conditions under which production takes place (Hedges and Elliott, p. 3).

The boundaries of the type areas defined by the above-mentioned authors do not conform to the county boundaries imposed by state government. Instead, Figure 5 shows a more accurate division of the state into nine regions which are distinct from each other in the nature of their cropping and livestock systems (Hedges and Elliott, p. 21). These nine regions have been designated

as type-of-farming areas and have been individually labeled with titles indicating both predominant agriculture and geography.

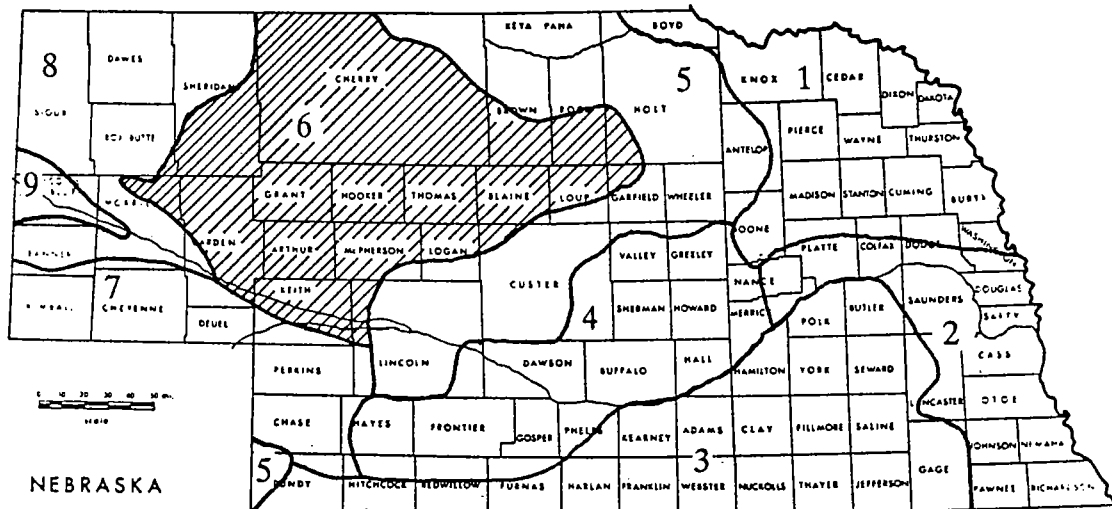


Fig. 5. Type-of-Farming regions for the state of Nebraska.

The nine areas defined by Hedges and Elliott are; 1). the Northeast Nebraska Intensive Livestock Production Area, 2). the Southeastern General Farming Area, 3). the Southern Cash Grain and Livestock Area, 4). the Central Corn and Livestock Area, 5). the Central Hay and Livestock Area, 6). the Sand Hill Cattle Ranching Area, 7). the Southwestern Wheat Area, 8). the High Plains Small Grain and Grazing Area, 9). the Irrigated Area.

No sharply defined boundary lines can be drawn between the areas. In most cases, the transition from one area to another is gradual. The differences lie mainly in the dominant enterprises and their relative importance in the

farming systems (Hedges and Elliott, p. 22).

As evidenced by the map illustrated in Figure number 5, the type-of-farming area which blankets the northern Nebraska Sand Hills Historic Buildings Survey area has been defined as the Sand Hills Cattle Ranching Area. The historical development of the Sand Hills cattle ranching industry is marked by a long and often colorful set of events and people. However, the historical summary of the Sand Hills Cattle Ranching industry has been deferred to a later point in an effort to focus upon the fundamental definition of this farming-type and the resulting set of historic buildings associated with its production.

Sand Hills Cattle Ranching Area

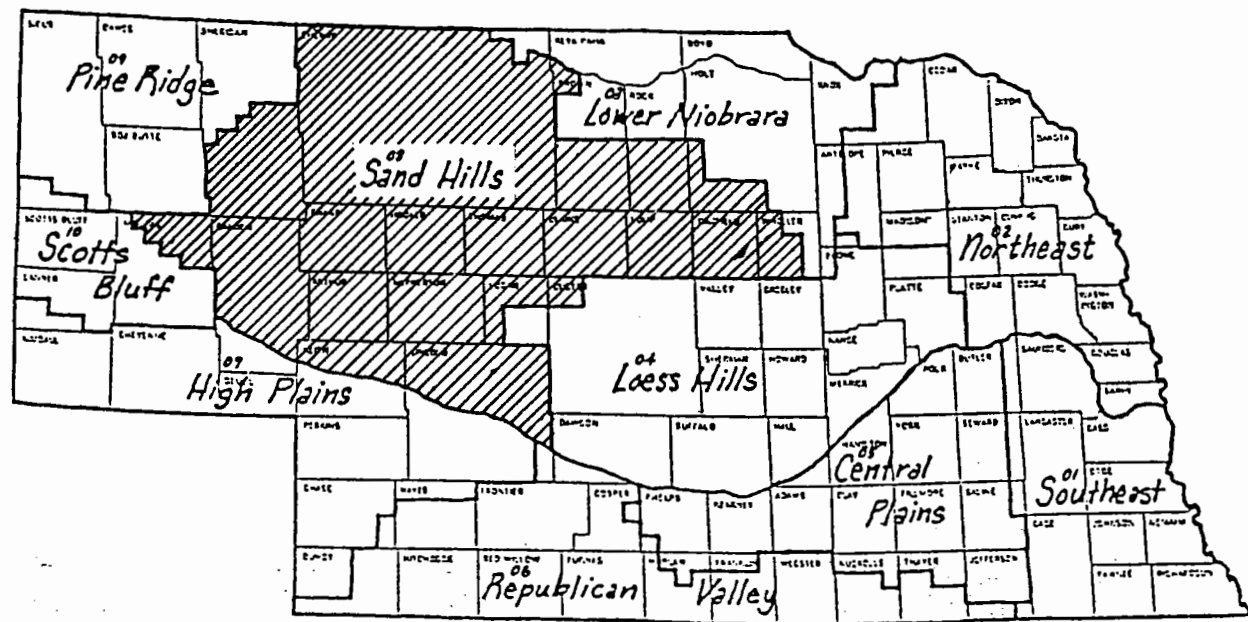


Fig. 6. The Sand Hills Cattle Ranching Area of Nebraska.

The Sand Hills Cattle Ranching area is located in the north-central and northwest portions of the state, (Figure 6). This area extends northward from the Platte River Valley of western Nebraska to the South Dakota border and varies in width from 100 to 200 miles. One of the fundamental characteristics of this area is the extremely large proportion of land devoted to the grazing of cattle. True to its name, the Sand Hills Cattle Ranching Area includes the

Sand Hills region of Nebraska which is the largest soil and topographic region in the state (Garey 1936, p.27). In fact, Nebraska's Sand Hills cover approximately one-fourth of the state and comprise the most extensive dune formation in the western hemisphere (Madson 1978, p.493). The Sand Hills country is characterized by low-lying dunes of sand covered by native grasses suitable for the grazing of cattle. There is little surface drainage due to the porous nature of the sandy soil. The vast dunes of the Sand Hills lie above large aquifers which, in certain areas, reach a depth of one-thousand feet. Between the porous hills are numerous basins which sometimes widen into larger valleys. In many of these valleys the high water table has risen above the surface of the land and formed marshes, ponds, and lakes. The effect of the high water table is most evident in the presence of the 13,000 lakes scattered on the landscape of the north and west regions of the Sand Hills (Madson 1978, p. 499).

The soils of the Sand Hills region are exceptionally fine in texture and extremely susceptible to blowing. For this reason, it is the goal of the cattle producers to maintain the native grass covers which prevent "blow-outs" of the dune tops and provide the necessary supplements for grazing. Due to the presence of the sandy soils, the Sand Hills Cattle Ranching Area is not conducive to the production of cultivated crops. In 1936, only eight-percent of the area was deemed suitable for cultivation (Garey 1936, p.49). Only four percent of the entire region was classified as containing good soils and much of those areas were located along the river and streambeds (Garey 1936, p.49).

Given such environmental conditions it is easy to understand why the land

is utilized principally for the grazing of cattle. With more than seventy-five percent of the land in pasture and the majority of the remaining lands utilized for hay production, the cattle enterprise is the logical choice as the farming type in this region (Hedges and Elliott, p.27). Hay, in combination with limited amounts of other grains provides the winter feed necessary for breeding herds. Since the grasses of the Sand Hills are not primarily suitable for the production of grass-fat cattle, these breeding herds are maintained and the young cattle from the area are typically sent to the corn belt region prior to final shipment to market (Hedges and Elliott, p.59).

The Sand Hills Cattle Ranching Area, therefore, is essentially a cattle-raising area. The economic base is almost entirely from the sale of cattle with a small proportion coming from crop and dairy products. To illustrate the exclusivity of the Sand Hills as a cattle-raising region, data assembled by Hedges and Elliott showing the utilization of land area in the region from 1899 to 1928 has been illustrated below in Table 2.

Table 2: Utilization of Land in the Sand Hills Cattle Ranching Area, 1899-1928.

Land Utilization	1899	1909	1919	1924	1928
Cultivated Area	.5%	2.0%	3.9%	4.1%	4.2%
Wild Hay	3.9%	8.3%	10.5%	10.5%	11.0%
Pastures	11.3%	42.2%	63.2%	66.4%	80.3%
Land not in farms	84.3%	47.5%	22.4%	19.0%	4.5%

In reviewing this table, we see that the predominant trend among ranches in the Sand Hills was the increase of pasture land for the grazing of cattle. In fact, with the exception of the High Plains Small Grain and Grazing Area, by 1928 all other areas in the state had at least a double-digit split between cultivated acres and pastured lands. The only region to display a dominance in a singular agricultural type (in this case cattle) was the Sand Hills Cattle Ranching Area. Therefore, comparatively speaking, no other single agricultural type is as important to its respective region as the cattle industry is to the Sand Hills Ranching Area.

Property Types of the Sand Hills Cattle Ranching Area

In the property type discussions previously generated for the NeSHPO regarding ethnic-related contexts, the buildings of discussion were organized according to the separation of Old World and New World traditions. Unfortunately, the study of buildings associated with the Sand Hills Cattle Ranching do not lend themselves to this conceptual separation. While it is acknowledged that the design and arrangement of farm buildings elsewhere in Nebraska may have been influenced considerably by cultural traditions, the buildings of the Sand Hills Cattle Ranching Area are generally void of a significant ethnic influence. This is in part due to the minimal influx of foreign-born immigrants as well as the overall lack of a population base capable of transferring ethnically-associated building characteristics. Even if the potential for variances in cultural design were a valid concept in the Sand Hills Ranching Area, all cattle production requires a basic group of

animal and human-related structures. The compulsory provision of food, shelter, and land was required regardless of ethnic influences. Based on this attitude, the following property type discussion will simply focus upon the basic structures associated with Sand Hills cattle ranching.

The Sand Hills ranching system requires a variety of buildings and skills necessary for the successful management of significant numbers of cattle. Ranches which have retained their pre-mechanization buildings will have a variety of structures important to the reconnaissance level survey. The buildings found on the Sand Hills cattle ranches are similar in some respects to those found on the Intensive Livestock Production farms of northeast Nebraska. The buildings, structures and objects of common reference are; cattle barns, cattle loafing sheds, implement sheds, cattle fencing systems, windmills, windbreaks and the occasional small-scale corn crib. In addition to these animal-related structures, a set of domestic oriented buildings are also found in each of these regions: the ranch or farm house, wash houses, privies, cellars, milk houses, smoke houses, gardens, and chicken houses.

However, it is more significant at this time to note the additional set of buildings found exclusive to the Nebraska Sand Hills Cattle Ranching Area. All of the buildings mentioned in this category were constructed to either satisfy the management needs of the cattle themselves or to shelter the activities of the ranch hands employed in handling the herds. The buildings associated with the labor force include; bunkhouses for sleeping quarters, saddle sheds for the storage of riding equipment, cookhouses to prepare large group meals, and commissaries for the serving of those meals.

The specific structures or objects created exclusively for the handling of cattle include; dipping stations for the cleaning and health maintenance of cattle, vaccination/branding stanchions for the immunization and identification of stock, breaking pens for the implementation of working stock, sorting pens for the management and separation of bulls, calves and heifers, holding corrals usually located in outlying pasture land, and loading chutes for the eventual shipping of sale-bound cattle.



In addition to the fact that there exists a unique set of structures exclusive to Sand Hills cattle ranching, it is also important to note that the visual characteristics of a Sand Hills ranch are also unique in comparison with other type-of-farming areas in Nebraska. The overpowering presence of the Sand Hills landscape immediately imparts a mentality of no-nonsense survival tempered by intriguing beauty. The most visually and emotionally accurate description of a Sand Hills ranch read by the author to date is found in John Madson's adventure

to the Abbott Ranch in west-central Cherry County (National Geographic, Oct., 1978).

From the main highway the road back to the ranch is nine tough miles of ruts and sand traps. The farther you go, the more you wonder where you made the wrong turn. Suddenly, around the shoulder of a high ridge, there is ranch headquarters. The main house, in a grove of cottonwoods and box elders, is 67 years old, high-ceilinged and spacious. Nearby stand the bunkhouse and cookhouse, and set into the side of the ridge is a combination butcher shop, creamery, and commissary that can feed the ranch crew for two months if blizzards close the road.

Across the ranch yard, a blacksmith forge and machine shop are equipped to serve either horse or tractor. Beyond the pens, corrals, loading chutes, and dipping tanks lies a broad, sheltered valley with herds of wintering cattle. There is a certain quality about a working ranch like this; it is a window into yesterday, with something unchanged since before the ranges were fenced.

And it is indeed true that the appearance of a Sand Hills ranch nestled among billowing hills imparts an ageless "old west" quality. A quality perhaps derived in part from its early beginnings as an outgrowth of the Texas cattle industry.

HISTORY OF SAND HILLS CATTLE RANCHING

The Texas Cattle Industry

Despite the fact that small herds of cattle were ranged on the road ranches of the Platte Valley before the Civil War, the large scale post-war range cattle industry had its origins in the state of Texas, (Olson, pp.185). This fact was brought forth in Edward Everett Dale's comments in The Range Cattle

Industry (Univ. of Oklahoma Press, 1930):

Any history of the cattle industry in the west must begin with Texas since that state was the original home of ranching on a large scale in the United States, and from its vast herds were drawn most of the cattle for the first stocking of the central and northern plains (Univ. of Oklahoma Press, 1930).

Unfortunately, while it was not difficult to raise cattle in Texas, it was difficult in finding markets of a local proximity in which to sell the Texas raised longhorns. Prior to the Civil War, this problem was solved by driving the cattle great distances to the southeastern ports of New Orleans and Galveston or the northern ports of Chicago and Cincinnati. However, the advent of the Civil War during the early 1860's disrupted the cattle industry by cutting off the established markets of the 1840's and 1850's, (Olson, pp.185). With these markets no longer available, the population of cattle in the state of Texas swelled and included not only those stock in managed herds but also large numbers of wild cattle as well. In the years immediately following the conclusion of the Civil War (1865-70), the Texas cattle industry resumed the tradition of the long cattle drive. This time however, the destination of the drives was generally not the previously-mentioned port cities to the southeast and north but rather to the shipping points along the westward moving rails of the Kansas Pacific and Union Pacific railroads (Olson, p.186). This change in destinations resulted in the development of ranches in the northern plains bringing the cattle nearer the shipping and market areas.

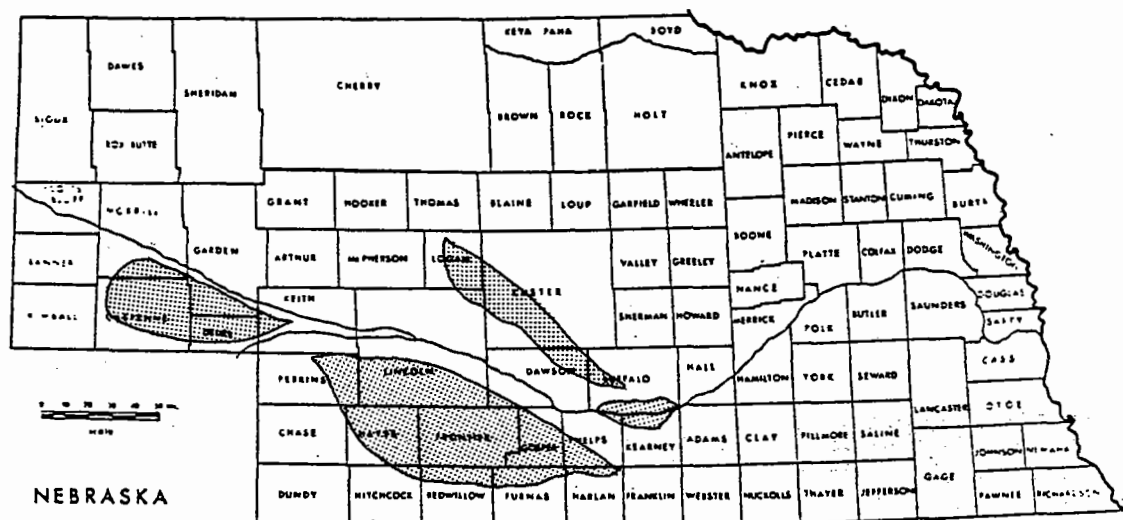
The Development of Railroad Cattle Shipping in Nebraska

Despite the post-war advent of new shipping locations on the plains north of Texas, a relatively low percentage of the cattle were driven as far north as Nebraska (15,000 of 260,000 in 1866). Of the cattle which were driven to Nebraska, the majority were purchased by the United States government to feed the Native American Indians located on Nebraska reservations. The largest percentage of cattle driven north from Texas were destined for Abilene, Kansas to be shipped eastward on the Kansas Pacific rail lines. However, in the winter of 1869, officials from the Union Pacific Railroad began to interest themselves in the prospect of shipping cattle from points along their rail lines in Nebraska (Olson, p.186). By the summer of 1870 the Union Pacific had finalized its plans and had joined in competition with the Kansas Pacific Railroad in the cattle shipping industry. The early shipping points of the Union Pacific in Nebraska were Schuyler (1870), Kearney (1871-73), and finally Ogallala (1873-c.1885). While the existence of Schuyler and Kearney as cattle shipping points was short-lived, Ogallala became a primary shipping point and was subsequently labeled the "Cowboy Capital" of Nebraska. In 1875, over 60,000 Texas cattle were driven into Ogallala and from 1876 to the middle 1880's, the number of Texas cattle brought into Ogallala on an annual basis was over 100,000 (Olson, p.187).

The days of the northbound cattle drives from Texas came to an end in the middle 1880's as settlement in northwest Kansas and southwest Nebraska created competition for land and invoked herd laws to stem the flow of Texas cattle

into recently settled Nebraska lands. By this time however, the cattle industry brought up the trails from Texas had firmly established itself in the environs of western Nebraska and eastern Wyoming.

The Nebraska Range 1865-1876



The beef cattle industry originally established in Nebraska was located in four primary areas: the lower panhandle region between the North and South Platte rivers; the region between the Platte and Republican rivers; the Platte Valley adjacent to Kearney; and the valley of the South Loup River (Olson, p.188). These four regions shared several factors necessary for the establishment of cattle operations. Each of the areas were near the terminals of the Texas trails on the Union Pacific, they were protected by U.S. military forts, they had access to the local markets of the Indian reservations, and they contained

good pasture land, (Olson, pp.188). After the rangelands in these initial areas were occupied, the cattle industry spread into the settled portions of the state. As the drought and grasshopper years of the middle 1870's forced many settlers off the land in the upper Elkhorn (Holt County) and Republican River valleys (Furnas, Red Willow, and Hitchcock counties) the cattle moved into these areas and expanded the boundaries of their industry (Olson, p.188).

However, the northern Sand Hills region of Nebraska remained extremely uninviting to the early cattlemen of Nebraska. With the exception of the cattle sent into the Sand Hills ranges from ranches on the south and east fringes of the region (John Bratt & Co. Ranch 1870-72; Keystone Cattle Co. and the B-Bar Bosler Bros. 1875; Cody-North Ranch 1877), the interior of the Sand Hills area was a source of mystery and fear to the cattlemen of Nebraska until the late 1870's (Aeschbacher, 1946, p.209). This is attributed to both the misconception of the Sand Hills as inadequate grazing land and to the fear of the Sioux Indian nation who controlled the Sand Hills until their 1876 secession to the U.S. Government. The Sioux nation claim to the Sand Hills area stemmed primarily from a treaty signed in 1868 which confirmed the Sioux claim to all land north of the North Platte River (Aeschbacher, 1946, p.205). As the whites followed the Oregon Trail and Union Pacific railroad through Nebraska, they avoided the Sand Hills territory of the Sioux nation. Consequently, there is no record of any permanent white settlement in the Sand Hills prior to 1875 (Aeschbacher, 1946, p.206). In that year, the U.S. Government paid the Sioux \$25,000 for an 11,000 square mile strip of the Sand Hills which extended northward from the fork of the Platte River to within

twenty miles of the Niobrara River in what is now Cherry County. Then in 1876, after a year of conflict and bloodshed with the U.S. Government, the Sioux ceded the remainder of the territory north to the boundary of the state (Aeschbacher, 1946, p.206).

Despite the 1875-76 acquisition of the Sand Hills territory by the U.S. Government, the early cattlemen of Nebraska were still hesitant to penetrate the unknown interior of the rugged Sand Hills. This remained true until the spring of 1879 when two separate experiences forced the cattlemen to reconsider.

The first of these incidents occurred when Frank North of the Cody-North Ranch decided to take a herd of cattle straight north through the hills from the roundup on his southern range to his home range on the Dismal River. In years prior to this, North had avoided the Sand Hills by circling around the southeastern edge of the territory. In doing so, however, he had more than doubled the seventy mile direct route which he embarked upon in 1879. After going about thirty-five miles through supposedly dry country, North came upon a lake around which were approximately seven-hundred head of cattle in much better condition than those he had gathered on his roundup (Aeschbacher, 1946 p. 211). At about the same time, the Newman Brothers of the N-Bar Ranch located in the northwest fringe of the Sand Hills experienced a similar discovery. The Newmans considered the Sand Hills a graveyard for cattle and therefore established "line-rider" ranches along the edge of the hills to prevent the cattle from drifting into undesirable land. However, a blizzard in March of 1879 drove approximately six-thousand head of cattle past the line-riders

and into the hills. In April of the same year, the Newman's decided to make an attempt to save the cattle by sending a roundup into the hills. After working five weeks, the crew brought back not six-thousand, but eight-thousand cattle that wore the Newman brand, and an additional one-thousand head of unbranded cattle that were apparently descendents of animals that had drifted into the Sand Hills in previous years, (Aeschbacher, 1946, p.211).

If these two incidents were not enough to convince the cattlemen to reconsider, the winter of 1880-81 provided the final incentive. During the severe blizzards of that season, thousands of cattle ranged on the Platte Valley perished in the storms. Meanwhile, the Cody-North Ranch isolated in the southern Sand Hills lost relatively few cattle (Aeschbacher, 1946, p. 212). After this, the ranchers realized the Sand Hills region was not only suitable as cattle country, but in many respects was superior to the previously utilized rangelands.

Consequently, by the middle 1880's, the Sand Hills had developed into an important region for the beef cattle industry. This development was forged however, not by the hands of the big cattle companies previously mentioned, but by the recent influx of small scale operations. The big ranch companies never seriously invaded the area, and none actually moved their headquarters into the prosperous hills. Instead, they remained near the shipping points of the Union Pacific railroad and only ventured into the Sand Hills during their semi-annual roundups (Aeschbacher, 1946, p. 213). Because these large companies did not pursue the establishment of their headquarters within the Sand Hills, the opportunity for the small operators to move in and establish their own

ranches was presented. Initially these new ranches consisted of modest land holdings and small cattle herds. By the year 1900, however, these small single-family ranches had grown into large organizations which controlled thousands of acres of Sand Hill grazing land (Olson, p. 191). This era of growth was aided by the extension of the Burlington Railroad through the interior of the Sand Hills in the years 1887-88 (Olson, p. 190).

The availability of rail shipping provided the "new" ranchers with access to markets in the east and enabled their once small holdings to expand rapidly. Some of the large companies of the southern plains states such as the Spade and 101 Ranches as well as the British-owned UBI ranch had established holdings in the Sand Hills.

Initially, the ranchers of the early 1880's simply ran their cattle on public domain. They selected the best piece of land they could find and simply located as squatters without paying either taxes or rent (Aeschbacher, 1946, p. 219). The range was considered "open" only in theory. The cattlemen, through mutual agreements and friendly local governments, were able to control the influx of homestead settlers through friendly persuasion and strong-armed harassment. Then in 1885, the cause of the homesteaders was strengthened by federal legislation which prohibited any enclosure of the public domain (Olson, p. 192). This of course, was worrisome news for the ranchers of the Sand Hills who had fenced large tracts of public land in an effort to deter the incoming homesteaders. Coincident to this legislation was the growing sentiment in the eastern states that the "open" lands should not be an administrative expense to

the government but rather privately owned land subject to taxation (Aeschbacher, 1946, p .219). In order to respond to this sentiment, the ranchers of the Sand Hills proposed plans whereby the present user of the property would have the first opportunity to buy or lease the land they were currently using for range and thereby protect the large investments made in fencing the public land (Aeschbacher, p .219). However, two serious blows were dealt to the ranchers in the early twentieth-century which affected the cattle industry until the Depression years of the 1920's.

The first of these setbacks came with the administration of President Theodore Roosevelt in 1901. Under the direction of Roosevelt, the U.S. Government embarked on an effort to enforce the heretofore ignored illegal fence law of 1885. For example, in one case, Roosevelt ordered actions against two of the ruling officers of the Nebraska Land and Feeding Company: Bartlett Richards and William Comstock. The Nebraska Land and Feeding Company operated the Spade, Bar C, and Overton Ranches which comprised over 212,000 acres of illegally fenced government land (Olson, p. 193). The men were eventually convicted and incarcerated in the Adams County Jail of Hastings, Nebraska.

The second setback suffered by the ranchers in their effort to sustain their illegally fenced lands occurred in 1904 and proved to be a substantially more powerful blow. Their hopes for a purchase or lease law were permanently shattered by the 1904 passage of the Kinkaid Act. This act increased the size of the homestead in the Sand Hills from the previously inadequate one-quarter

section (160 acres) to an entire 640-acre section. The settlers, known as "Kinkaiders" could receive patents for their lands after residence of five years and proof that they had placed improvements of \$1.25 per acre upon the land claimed.

When the Sand Hills were opened to the Kinkaiders, the population of the region boomed. The eastern portion of the Sand Hills were the first area to witness the influx of Kinkaiders (Aeschbacher, 1946, p. 220). While the majority of the claims in the eastern area of the Sand Hills occurred in the years immediately following 1904, the western portion of the Sand Hills was not settled by Kinkaiders for another ten years (Aeschbacher, 1946, p.220). The greater portion of this western area consisted of a tract of the North Platte Forest Reserve which was not available for claiming until 1913. Following the passage of the Kinkaid Act in 1904, the Sand Hills went through a 10 to 20 year period of ill-fated farming efforts. The sandy soils of the region were not suitable for cultivation and any attempts to sustain annual crops resulted in rapid erosion and eventual "blow-outs" of proposed farmland. The Depression of the 1920's forced many of those who had taken Homestead claims under the Kinkaid Act to sell their land to the cattlemen. For those who did hold on, the combined drought and depression of the 1930's signalled an end to their dreams as well. By this time, the pattern of the present-day cattle ranching industry was fairly well established. Any lingering misconceptions that farming would displace cattle-raising in the Sand Hills region had been firmly dismissed. The vast expanses of the Sand Hills had, in an indirect fashion,

returned into the hands of the cattle-raising industry and the balance of the fragile grass covered dunes was once again restored.

THE IMPACT OF THE KINKAID AND HOMESTEAD ACTS IN THE NORTHERN NEBRASKA SAND HILLS

The Homestead Act, and more importantly the Kinkaid Act, had a significant impact on the settlement of the Sand Hills region. Under the patronage of these acts, the population of the Sand Hills region increased tremendously. The influx of settlers spawned an era of economic prosperity which witnessed the construction of a significant number of rural buildings. In order to satisfy the requirements of their claim, the homesteaders and more significantly the Kinkaiders, were required to reside on their claims therefore necessitating the construction of buildings for human and animal occupancy. It is these buildings which are of particular interest to the survey results based on their relation to this important period of settlement. Based on the contributions these acts made to the historic built environment of the northern Sand Hills region it was considered necessary to discuss their provisions and subsequent impact.

During the first two decades of the settlement of Nebraska (1855-1875), the Sand Hills region was left largely unsettled and remained part of Nebraska's unorganized territory. The entire region was known as Sioux country and official business was conducted through Cheyenne County. By the late 1870's and early 1880's, the Sand Hills area was beginning to experience its first influx of settlers. The period of initial settlement that followed (1880 to 1890), was one of generally good conditions and settlement increased at a steady rate. It was during this period that the first impact of the Homestead Act of 1862 was felt in the northern Nebraska Sand Hills region. While the eastern counties of the northern Sand Hills study area (Keya Paha, Brown, Rock,

Blaine, Loup) had experienced homestead claims in the 1870's, the first claims filed in the western counties (Cherry, Grant, Hooker, Thomas) occurred between the years of 1880 and 1886.

The Homestead Act of 1862 provided for up to one-quarter section of "free" land (160 acres) to heads of families who had paid the \$10.00 filing fee and resided or cultivated the land for five consecutive years. Supplemental to the Homestead Act was the Timber Culture Act approved by Congress in 1873. It provided that a homesteader could acquire any additional one-quarter section by planting 40 acres with trees and caring for them for ten years.

Prior to the influx of homesteaders into the Sand Hills, a portion of the region was occupied by large cattle companies using the public domain of the open range for the grazing of cattle. When the homesteaders began to stake their claims, the open range land used by the cattle companies was subdivided into smaller properties of 160 to 320 acre holdings (Olson, p. 192). The majority of homesteaders, in compliance of the Act, began to cultivate the land of the northern Sand Hills. However, this proved to be an ill-fated decision due to the high susceptibility of the sand-based soil to erosion. Once the grass covered mantle was tilled under for cultivation large "blow-outs" resulted and the land which had been cultivated was rendered useless. By the end of the 1880's, the perception of the Sand Hills as an inadequate region for cultivation had been realized (Tubbs, p. 117).

In the 1890's, faced with drouth, grasshopper plagues and economic depression, many settlers returned east or moved further west and the area experienced its first loss in population. Because of the events this decade, the ultimate impact of the Homestead Act in the northern Sand Hills was

relatively short-lived and uneventful. This however, is in marked contrast to the impact of the Act in Nebraska as a whole.

Under the impetus of the Homestead Act and other land promotions, settlers poured into the state literally by the thousands. The population of Nebraska increased from 452,402 in 1880 to 1,058,910 in 1890, a total increase of 134% (Olson, p. 195). Also during the decade of the prosperous 1880's, twenty-six counties were organized throughout the state leaving only four counties as yet unorganized. While a great deal of credit must be given to settlement that resulted from the arrival of the railroads, it was through the Homestead Act and related federal legislation that much of Nebraska's rural lands were settled (Olson, p. 157).

Despite the statewide success of the Homestead Act, the only successful use made of the law in the Sand Hills was by cattlemen who used it to secure stream fronts and water holes. In fact, a great deal of the Sand Hills area had never been homesteaded and was used only for open grazing (Tubbs, p. 118). The condition of the homesteaders in the Sand Hills region during the 1870's convinced much of the population that the settlement of the area under the existing Homestead or Timber Claim Acts was not satisfactory. The land which the settlers could obtain was not sufficient for sustaining a livelihood in the Sand Hills region. Even in the areas of the Sand Hills where cultivation of crops was possible, 160 to 320 acres was simply not an adequate amount for a single-family property. The original intent of the Homestead Act was to distribute the land in humid areas east of the 100th meridian but it made no provisions for increasing the size of the claim for those areas with insufficient rainfall of inadequate soils (Reynolds, p. 20). The desperate

plight of the homesteader in the Sand Hills region gradually gained the support of regional and national politicians. In fact, prior to the drouth-stricken 1890's, the Public Lands Commission of 1879 recommended a homestead on grazing lands of four square miles. Cattlemen, however, were naturally satisfied with existing conditions and the four section recommendation was never accepted.

However, the idea of an enlarged homestead as a means of settling the Sand Hills was revived by T.A. Fort of North Platte following the drouth of 1890 (Tubbs, p. 118). Fort proposed a homestead of two square miles (2,560 acres) with a requirement of five years residence and annual improvements on the land (Tubbs, p. 118). By 1900, Fort had interested the recently elected Congressman William Neville in his new proposal. In 1901, Neville introduced a bill to provide a two-square mile homestead but the proposal never advanced pass the committee stage (Tubbs, p. 118).

One year later, in 1902, President Theodore Roosevelt called attention to the inadequacy of the quarter-section homestead in the arid western lands. Although Roosevelt made no specific proposals, the road was paved for congressional action. The leadership for this action was assumed by Moses P. Kinkaid of O'Neill, Nebraska who had defeated Neville in the 1902 race for the sixth district congressional seat. In April 1904, Kinkaid introduced a bill to the House of Representatives which would eventually change the settlement history of much of Western Nebraska. The intent of the bill was to "amend the homestead laws as to certain unappropriated and unreserved lands in Nebraska," (Reynold, p. 21).

The bill, as presented to the committee on Public Lands, requested a homestead of 1,280 acres in thirty-seven Nebraska counties to be acquired by a

residence of five years and improvements of \$1.25 per acre for each acre claimed. The committee amended the bill to 640 acres and recommended it to the house on April 13, 1904, stating that the increased size of the homestead would compensate the homesteader on quantity of land for what it lacked in quality and productiveness (Reynolds p. 22). The report by the committee emphasized that, from 1875 to 1904, the land to which the bill applied had been rejected by homesteaders who had settled only on the quarter sections of land good enough to support cultivation. This pattern had left open for settlement the semi-arid grazing lands incapable of supporting a profitable farm on only 160 acre tracts of land (Reynolds page 22). The report also stated that, in numerous cases, the homesteaders who did file claims on the unsuitable areas had only done so with the intent of selling the land to the cattlemen once their claim was fulfilled. A committee was appointed to work out the differences between the two bills and, after approval of both houses, the Kinkaid Act was signed by President Roosevelt on April 28, 1904.

The final form of the bill provided that the homestead unit should not exceed 640 acres and that any lands which were irrigable should not be open to entry (Reynolds p. 23). Homesteaders in the territory who had occupied lands already under entry were allowed to claim adjoining lands up to the 640 acre total and have their existing house serve as the residence for the additional land (Reynolds p. 23). The additional land was then given final proof five years after the filing date.

Evolution of the Family Ranch

"After the new house was built, my grandfather's house was torn down...it used to sit where that concrete shop is now," (Tim Ganser interview, November 1988). This casual description given by one of the ranchers concerning his original family homestead, exemplifies the evolution of the family ranch. From original homesteaders to present day ranchers, the family ranch has not been ignorant to change. Over the years original homesteads have either expanded as a result of prosperous growth or dwindled to the point of raw survival as a result of changing times. It is the first of these scenarios in which we wish to explore further. As acknowledged, the physical components of the family ranch which combine to comprise one unit have evolved from a series of technological advances.

Population growth to the sandhills region saw a major increase during the teens as a result of the Kinkaid Act. Under this act settlers could claim up to 640 acres of land where previously only a maximum of 160 acres was obtainable. Thousands of acres owned by the government were granted over to eager settlers. Mari Sandoz described these people in Sandhill Sundays, (1930):

"...perhaps a potential settler should realize from the start that homesteading was not for the timid, and as soon as a man could say "I'm looking for me a piece of government land-" he was among friends. He and any family he had were welcome to eat at our table and sleep in our beds even if we children were moved to the floor. This was naturally all agreed beyond the twenty-five dollar locating and surveying fee Old Jules charged whenever the settler managed to get the money. Often the family stayed with us until their house was up."

After the acreage was located and property markers were established, the

homesteader began the task of breaking the virgin ground. Farming was the original intention but the sandy composition of the land would soon prove otherwise. Simultaneous to the turning of the land came the construction of a dwelling. Making do with material at hand, many of the early shelters were built out of sod or in the earth itself. Lumber was also available via the railroad. Other buildings essential to the ranch practice such as an outhouse, barn, and other outbuildings, soon followed. These structures were most always constructed of lumber.

As the family ranch continued operation, there began a transfer of responsibility from one generation to the next. Children became pseudo-apprentices to the practices of ranch operation for in time, they would assume responsibility. This transfer of control creates the second generation family ranch.

The Kinkaid Act becomes a historic document representing a stage in early settlement. By this time, methods for ranching have been established. There also exists a house, and the other necessary outbuildings. Changes made to the ranch will build upon what already exists. Additions to the house take place as the family continues to increase. Technological advances in farm machinery require buildings to house them. It is in this period that we see the physical fabric of the ranch expand with refinement in experimental operation.

As the third generation assumes responsibility for the family ranch, changes in building functions begin to shift. Because of modern conveniences such as indoor plumbing and electricity, the original house has become unfavorable as the main dwelling. A new main house is built with the former

house left for the grandparents to live. Eventually, the original house either falls in disrepair, is used for scrap materials, or becomes an outbuilding to house livestock or grain. Sheathing material such as stucco and tin also find practical use in the protection of deteriorated outbuildings in need of repair.

One by one the original frame homestead buildings begin to fall. The once important large gambrel roofed barn finds minor use as a part-time garage. The two tall silos flanking it threaten to collapse. But behind the barn is a complex of new pre-fabricated with gleaming metal roofs (J.B. Jackson, 1984).

Prefabricated buildings designed and manufactured by large companies from far away places find their way into the ranch landscape. The symbiotic relationship once held by the buildings and the settlers who created them becomes blurred. Even the family house each one unique to its environment slowly disappears in favor of the more economical, more temporary, more impersonal trailer house.

In the course of roughly 100 years, the evolution of the family ranch in Nebraska's sandhills region has experienced major change. Today's vision of the ranch landscape is expressed in pictures of large frame houses and gambrel roofed barns. Will tomorrow's ranch landscape consist of trailer homes and Behlen buildings?

Catalogue Houses

The homesteader got most of his items through mail order catalogues, including, sometimes, his wife, if one could call the matrimonial papers, the heart-and-hand publications, catalogue. They did describe the offerings rather fully but with, perhaps, a little less honesty than Montgomery Ward or Sears Roebuck.

Sandhill Sundays (1930) by Mari Sandoz

Before the days of modern transportation, the physical landscape of many regions influenced and dictated the type of architecture executed. The Sand Hills region of Nebraska offered very little in terms of native building materials for homesteaders. They made do with materials at hand which consisted of a few trees for lumber and plenty of sod for "bricks". The sod house came to represent a common house type known to the plains. Landscape historian J.B. Jackson, described the limitations of materials in the built environment in his book Discovering The Vernacular Landscape, "...In the West... new houses are either of the prefabricated, mail-order variety or made of concrete block for lack of inexpensive lumber," (1984).

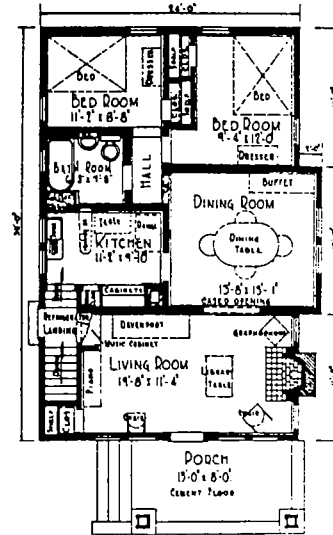
Soon after early settlement, the newly established railway system began shipping merchandise to once isolated places. The availability of lumber increased and it soon became the dominant building material. Construction on the plains was at its peak.

The late 19th and early 20th centuries were ripe for entrepreneurs who sold architectural plans as well as the houses themselves. The Hodgeson Company, Alladin Homes, Montgomery Ward, and Sears and Roebuck all had their start in the prefabricated housing business between 1895 and 1910. Sears however, was the largest: its sales reached 30,000 houses by 1925 and nearly

50,000 by 1930, more than any other mail order Company (Stevenson and Jandl 1986).



The "Oakdale" was available from Sears and Roebuck Co. (1925-1933), from Houses by Mail. Stevenson and Jandl, 1986.



Although catalogue houses were available anywhere the railroad went, popularity of these houses was concentrated in the midwest. Nebraska, and more specifically the sand hills region were not excluded from this 20th century phenomena. Stevenson and Jandl (1986) have identified 20 Sears mail-order houses constructed in Nebraska according to the records from the Sears archives. Documentation of houses includes style, location, and date of construction. Unfortunately, the Sears Company did not keep extensive records on every house sold. Further, numerous house plans were sold without the pre-cut lumber package. In these instances, it is even harder to estimate how many of these houses were actually built and even more difficult to locate. To further complicate matters, it is very difficult to identify a catalogue house just by viewing the exterior. Sears offered a wide selection of the most

sought-after styles. They also welcomed alterations to existing plans as well as custom designed houses.

Save America's Heritage recognizes the importance of catalogue houses to the history of Nebraska. Through the thirty years of catalogue house production, catalogue house companies, especially Sears, has set impressive records of houses sold. Unpretentiously, these houses have been integrated into the architectural landscape and are symbols of innovation in the modern housing industry. The sheer number which were estimated to have been built testifies to the popularity of catalogue homes and reflects twentieth-century attitudes.

RECOMMENDATIONS FOR FUTURE WORK

Throughout the duration of the Loup County survey, random observations were recorded in an effort to later construct recommendations for future work. The general impressions recorded by the survey team were then combined with a post-survey analysis of documented historic properties. The resulting recommendations were conceptualized by Save America's Heritage to fit the "tools" of preservation and documentation available to the Nebraska State Historic Preservation Office. These tools consist of Multiple Property, Historic District, and individual nominations to the National Register of Historic Places as well as intensive survey relating to Historic Context Reports.

The following suggestions are separated into two categories and are presented as follows: 1) NeSHPO National Register Follow-Up, and 2) Potential Thematic Studies.

National Register Recommendations

The first of the two categories, the NeSHPO National Register Follow-Up, is a basic summary of the potential National Register of Historic Places listing activities associated with the Loup County survey.

Save America's Heritage strongly suggests the drafting of nominations for all properties judged by NeSHPO staff as potentially eligible for the National Register of Historic Places. The drafting of these nominations may occur in two basic forms. First, as Multiple Property nominations for all properties which relate to Historic Contexts developed by the NeSHPO, or as individual

nominations of the 13 properties listed in the Preliminary Inventory of Loup County historic properties. The properties which appear in the Preliminary Inventory are those which appear potentially eligible for the National Register and should be acted upon immediately following the submittal of this report.

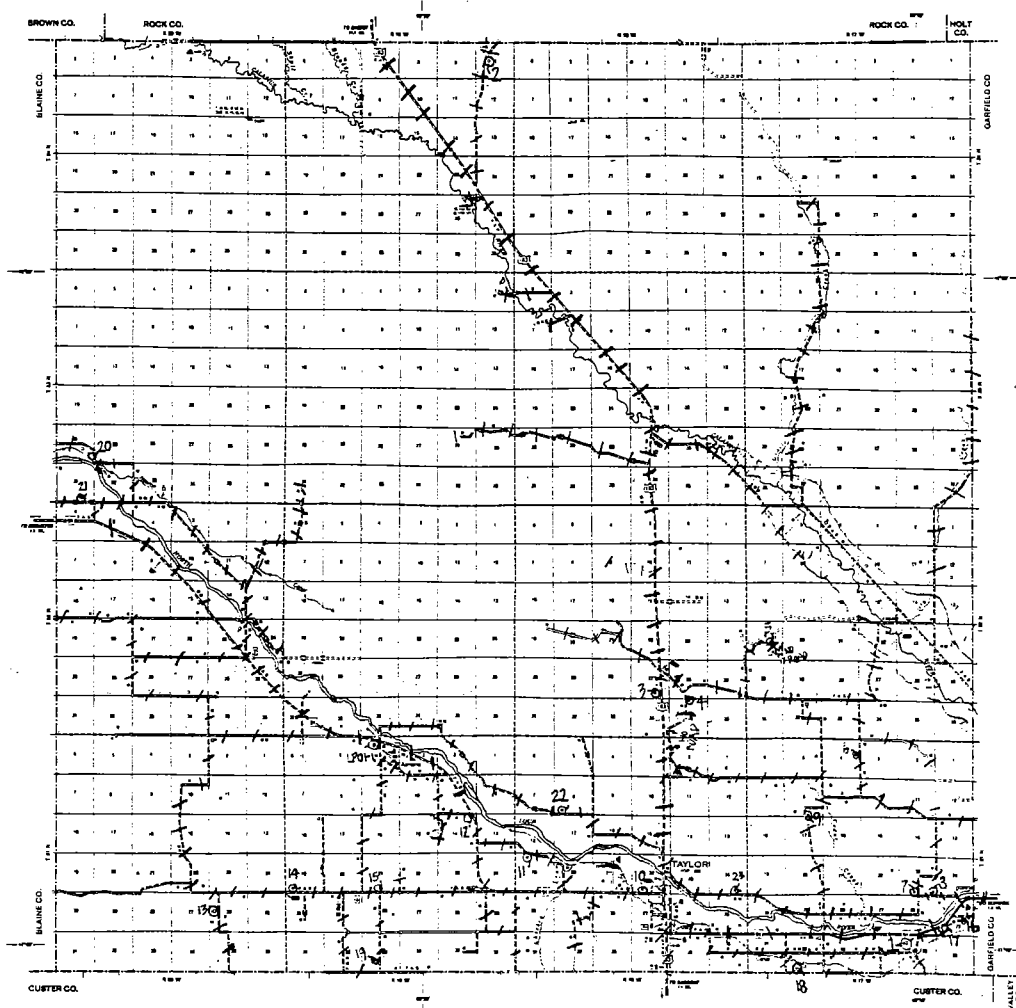
Potential Thematic Studies/Multiple Property Nominations

The following priority for future work recommended by Save America's Heritage is presented at this point as the topic which appears to have the greatest potential for development into a Historic Context Report. The basis for these suggestions were derived from pre-survey research, agricultural analyses, and reconnaissance survey observations.

It is Save America's Heritage recommendation that the Sand Hills Range Livestock Production (08.08) Historic Context Report be developed by the NeSHPO and followed by an investigative study of historic properties within Loup County which relate to this context. For a discussion of this topic, please refer to the article on Sand Hills Range Livestock Production found on page 43. In addition, a Preliminary Inventory of those properties potentially significant for their association with Sand Hills Range Livestock Production is found on page 26.

Appendix 1: Loup County Historic Buildings Survey Inventory

LP00 : LOUP COUNTY RURAL INVENTORY



NeHBS NUMBER	DATE	RESOURCE/Common NAME	HISTORIC CONTEXT	CONTRIBUTING				PROPERTY TYPE
				BLDG.	SITE	STRUCT.	OBJ.	
LP00-001	C1906	SIOUX CREEK D. #4 SCHOOL	06.01.01	1	0	0	0	06.3.1:1
LP00-002	C1895	ABAN RANCH	08.08	1	0	0	1	08.1
LP00-003	C1887	ABAN HOMESTEAD	08.08	1	0	0	0	08.1
LP00-004	C1890	LONE STAR SCHOOL	06.01.01	1	0	0	0	06.3.1:1
LP00-005	C1895	ABAN RANCH	08.08	4	0	0	4	08.1
LP00-006	C1925	RANCH	08.08	1	0	0	1	16.5.1:5.2
LP00-007	C1909	RANCH	08.08	7	0	0	2	08.1
LP00-008	C1900	ABAN RANCH	08.08	9	0	0	1	08.1
LP00-009	C1890	ABAN SCHOOL	06.01.01	1	0	0	0	06.3.1:1

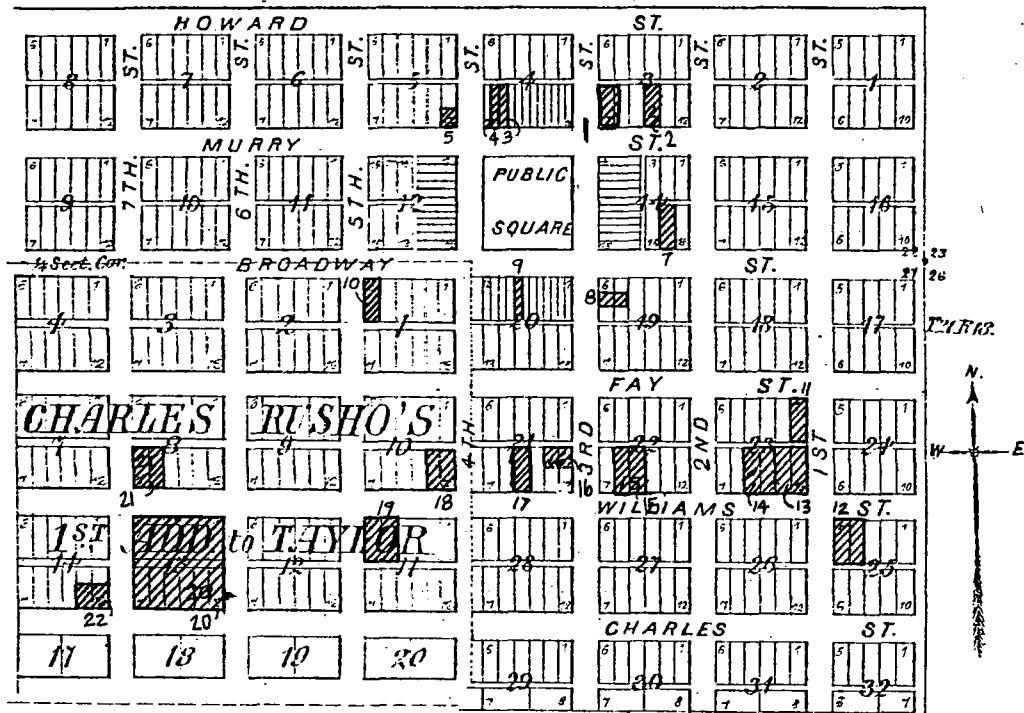
NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	CONTRIBUTING			OBJ.	PROPERTY TYPE
				BLDG.	SITE	STRUCT.		
LP00-010	C1900	RANCH	08.08	6	0	0	2	08.1
LP00-011	C1910	RANCH	08.08	7	0	0	1	08.1
LP00-012	C1889	ABAN RANCH	08.08	3	0	0	1	08.1
LP00-013	C1900	ABAN SCHOOL	06.01.01	1	0	0	0	06.3.1:1
LP00-014	C1890	RANCH	08.08	6	0	0	2	08.1
LP00-015	C1900	RANCH	08.08	7	0	0	1	08.1
LP00-016	C1907	RANCH	08.08	6	0	0	1	08.1
LP00-017	C1920	RANCH	08.08	5	0	0	3	08.1
LP00-018	C1900	CENT. KENT CEMETERY	02	0	0	0	3	02.3.1
LP00-019	C1885	ABAN RANCH	08.08	2	0	0	1	08.1
LP00-020	C1900	RANCH	08.08	6	0	0	2	08.1
LP00-021	C1915	RANCH	08.08	2	0	0	2	08.1
LP00-022	C1908	RANCH	08.08	8	0	0	3	08.1
LP00-023	C1905	CIRCLE A RANCH	08.08	8	0	0	2	08.1

LP03: TAYLOR, LOUP COUNTY INVENTORY

TAYLOR

LOUP CO.

Scale 600 ft. to the inch



NeHBS NUMBER	DATE	RESOURCE/COMMON NAME	HISTORIC CONTEXT	BLDG.	CONTRIBUTING SITE	STRUCT.	OBJ.	PROPERTY TYPE
LP03-001	C1894	PAVILLION HOTEL	13.02	1	0	0	0	12.3.1
LP03-002	C1903	HOUSE	16.01	2	0	0	0	16.5.1
LP03-003	C1890	COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
LP03-004	C1890	COMMERCIAL BLDG	12.02	1	0	0	0	12.1.1
LP03-005	C1940	LOG HOUSE MUSEUM	07					07.1.7
LP03-006	C1910	HOUSE	16.01	2	0	0	0	16.5.1
LP03-007	C1915	SERVICE GARAGE	13.02	1	0	0	0	13.3.3.4
LP03-008	C1928	ABAN. GAS STATION	13.02	1	0	0	0	13.3.3.3
LP03-009	C1900	PROFESSIONAL BLDG	15.04	1	0	0	0	15.3
LP03-010	C1930	HOUSE	16.01	2	0	0	0	16.5.1
LP03-011	C1905	HOUSE	16.01	2	0	0	0	16.5.1
LP03-012	C1897	HOUSE	16.01	2	0	0	0	16.5.1

NeHBS NUMBER	DATE	RESOURCE/Common NAME	HISTORIC CONTEXT	CONTRIBUTING			PROPERTY	
				BLDG.	SITE	STRUCT.	OBJ.	TYPE
LP03-013	C1910	HOUSE	16.01	1	0	0	0	16.5.1
LP03-014	C1920	HOUSE	16.01	1	0	0	0	16.5.1
LP03-015	C1895	FORMER CHURCH	02	1	0	0	0	02.1.4
LP03-016	C1888	HOUSE	16.01	1	0	0	0	16.5.1
LP03-017	C1905	HOUSE	16.01	1	0	0	0	16.5.1
LP03-018	C1900	HOUSE	16.01	4	0	0	0	16.5.1
LP03-019	C1922	HOUSE	16.01	3	0	0	0	16.5.1
LP03-020	C1928	TAYLOR PUBLIC SCHOOL	06.01	1	0	0	0	06.3
LP03-021	C1928	HOUSE	16.01	2	0	0	0	16.5.1
LP03-022	C1895	HOUSE	16.01	3	0	0	0	16.5.1

APPENDIX 2:**RECONNAISSANCE RESEARCH DESIGN****1. Introduction**

It is the intention of this paper to contribute two important functions towards the execution of the Reconnaissance Survey of Loup County. First, it will provide Save America's Heritage (SAVE) survey team with the guidelines by which the survey will be performed and secondly, it establishes a means of communicating these guidelines to the NeHBS Survey Coordinator for critique and refinement.

The format of this Research Design will be to discuss first the "non-mechanical" aspects of the survey, followed by a discussion of the tasks considered more "mechanical" in nature. The primary purpose of the "mechanical" discussion is to define the documentation process used in the recording of historic properties while the "non-mechanical" discussion will consist of the survey objectives and limitations.

2. Objectives Of Reconnaissance Survey

After completing a preliminary outline of the objectives associated with a reconnaissance survey, it became apparent that there was an obvious division between those objectives which were qualitative in nature and those that were quantitative. This division has organized the reconnaissance objectives into the two listings that follow.

Qualitative Objectives:

The most obvious objective in a reconnaissance survey is the concept of providing a preliminary characterization of the historic resources extant in a particular geographic area. Beyond this are several other objectives which enhance both the data collected by the survey and the need for the survey itself. First among these additional objectives is the concept of establishing the setting of Nebraska's historic architecture. Each historic building survey performed will generate information which contributes to a statewide knowledge and builds a background with which future survey information can be evaluated.

Secondly, it is the objective of the historic building survey to identify specific properties or geographic areas which, in the event of an intensive survey, would contribute useful information to the above mentioned setting. Further qualitative objectives include: the possible identification of specific building types, the identification of construction methods which may relate to or are unique to the context of Nebraska's historic architecture, the identification of sites worthy of National Register listing, and the expansion of knowledge relative to a specific geographic area within the state context such as ethnic settlement, building technologies and architectural image.

Outline of Qualitative Objectives:

1. To create a community awareness and interest in Historic Preservation and the National Register of Historic Places (NRHP).
2. The documentation of several significant properties potentially eligible for the National Register of Historic Places as

individual, multiple property, or historic district nominations.

3. To document information pertinent to the NeSHPO Topical Listing of Historic Contexts and associated property types.
4. To complete a comprehensive, conscientious survey which will generate information useful to the planning process and future surveys.
5. The collation of survey data for planning intensive survey work.
6. To record information useful to the local planning decisions of the county when assessing projects affecting historic properties. (Section 106) etc.
7. To record any potential links between a particular ethnic settlement and its associated property types within the survey area.
8. To promote historic preservation through the identification and publication of the historic properties located within the county.
9. To identify properties whose owners may be eligible for various kinds of federal, state, and local assistance in the event the owner pursues the preservation, restoration, or rehabilitation of their historic building(s).

Quantitative Objectives:

- A. The recording of an estimated 75 properties in Loup County at the completion of the survey.
- B. The covering of approximately 60,800 acres (95 square miles) in Loup County. In addition, each street of Taylor will be surveyed using reconnaissance survey methods.
- C. Identification of at least 15 properties worthy of nomination to the National Register of Historic Places.
- D. Identification of at least one possible Historic District or Multiple Property nomination worthy of National Register pursuit.
- E. Evaluating by the following hierarchy those sites for: a) high potential for significance, b) suspicious buildings--those buildings that may be of significance, c) no potential in

comparison to others, d) those sites not likely to yield any information.

3. Methods of Reconnaissance Survey.

The "mechanical" aspect of reconnaissance historic building surveys will focus primarily upon the documentation process and corresponding methods used in the recording of historic resources. The recording technique is considered of prime importance and it is the attitude of Save America's Heritage to strive for a conscientious effort and accurate method while recording historic resources. To best communicate our intentions, the following discussion on survey methods has been organized into three groups. These are: 1) pre-field research, 2) pre-field activities, and 3) field activities.

Pre-Field Research

Following the selection of the survey geographic boundaries by the NeSHPO, the pre-field research is begun and focuses primarily on the performance of archival research. The main purpose of archival research is to identify the nature of the survey area settlement by culture, geographic location, and time frame. In addition, the archival research should attempt to identify potential themes of architectural, cultural, and historical significance within the survey area, should they exist. While it is acknowledged that the extent and availability of research information varies according to the events and background of the area, the following references will be investigated prior to the reconnaissance survey: locally written county histories, county histories written within a statewide history, existing survey data in the NeSHPO site

files including survey forms, the files of the NSHS photographic collections, centennial publications on community and church histories, archival maps and atlases, newspaper articles concerning a community's built environment, and literature published by local or county historical groups. The majority of these types of publications can be found in the libraries of state and county historical societies. A bibliography of all sources referenced should be maintained and, along with photocopied information, added to the site files. These general data files are organized according to specific counties, local communities, and individual sites. The files are used prior to reconnaissance survey to familiarize the surveyors with the survey area and are consulted again in the field during the survey. Added to the general files are all forms of public correspondence received up to the point the survey is begun.

Due to the absence of an existing Historic Overview report, extensive preparation becomes necessary to satisfactorily develop the concepts of the report. The content of the Historic Overview is considered a prime source of pre-survey information. Therefore, the following is an outline of the methodology to be employed by SAVE's personnel during the composition of the county Historic Overview.

Each Historic Overview report will identify important patterns, events, persons, or cultural values pertaining to the county. It is anticipated that the information within the Historic Overview will aid in the identification of property types associated with each individual theme. In the preparation of the Historic Overview, the following will be considered:

A. Trends in area settlement and development.

- B. Aesthetic and artistic values embodied in architecture, construction technology, or craftsmanship.
- C. Research values or problems relevant to the county, social and physical sciences and humanities, and cultural interests of local communities.
- D. Intangible cultural values of ethnic groups and native American people.

Pre-Field Activities:

The topic of pre-field activities are considered separate from pre-field research on the basis of their more publicly extroverted nature. Save America's Heritage will begin the pre-field activities with the distribution of notices announcing the survey and its intentions to all the general public. This will be done by placing general notices in established commercial and non-commercial facilities of the communities, such as the United States Post Office, grocery stores, coffee shops, etc. Reinforcing this is the dispersal of press releases to all active newspapers existing in the county. The intent of the release is to inform the public of the survey programs and to solicit their input in the identification of historic resources. In addition to this, communication will be established with the local historians and historical societies detaining our intent and welcoming their possible input. Included in this communication will be information concerning pertinent Historic Contexts and the time frame of the survey. The final task of pre-field activity will be the precautionary attempts to eliminate public suspicion. The justifiable suspicion aroused by survey activities will potentially be eliminated through the listing of survey vehicles and personnel with local police departments and county sheriff patrols.

Field Activities—General:

The first step prior to embarking on the survey would be the assembling of the necessary documents used during the recording of historic properties. This includes town plat maps, USGS 7 1/2 minute topographical maps, county road maps, site files and the preparation of the Historic Overview. The recording of the historic properties will be conducted during the reconnaissance survey and will consist of a four step process: 1) identifying structures, 2) mapping locations, 3) recording of SQLE information and 4) photographic documentation. Any supplemental field notes derived from observations or public communications will also be added.

The reconnaissance photography would consist of two photographs per site from opposite 45 degree angles using a wide angle perspective correcting lens. In certain cases, additional photographs of the more significant buildings will be recorded showing environmental setting, architectural details, or construction methods. Descriptions of each site will be recorded as required by the SQLE data entry established by the NeSHPO. For domestic buildings, the supratypological analysis developed by The Midwest Vernacular Architecture Committee will be used in the description process. Photographic field notes will also be kept concerning the aspect of the image, exposure number, and corresponding roll number. In addition to the recording of the information listed above, further research will be conducted on those sites which are considered to have greater significance.

A primary concept in the documentation of historic buildings is the

recognition that different building types may require different recording techniques. Therefore, it is necessary for the surveyor to define the specific types of information most relevant to the property type being recorded.

4. Reconnaissance Survey Biases

Integrity:

To be listed on the National Register of Historic Places, a property must possess integrity. Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural design, or information about a culture or people. Consequently, the determination of integrity is considered a most important field activity.

For reconnaissance-level documentation, two very basic questions must first be asked. These are:

1. Is the building at least 50 years old?
2. Does it retain its original integrity?

The answer to question number one is usually quite objective, however, the determination of integrity requires some discussion.

It must first be recognized that the degree of integrity exhibited by historic buildings can vary greatly. The principal investigator must first ask, "Does this property reflect its historic character or has it been altered by the application of contemporary building materials and technologies?" In most

instances, the house is the first building scrutinized, especially in the case of town surveys where they represent the majority of extant buildings. However, the importance of "house integrity" is diminished when dealing with buildings located in rural settings. For most cases in Nebraska, this means a farmstead. With the added significance of agriculture related buildings such as hay, horse and livestock barns, granaries, corn cribs, and elevators, a limited amount of alteration to the house should not prevent the site from being documented. In the case where a farmstead contains a large collection of historic farm buildings but a severely altered house, the site will be documented as a farmstead with a noncontributing house. A final case may exist where a single, highly significant, farm related building is located within an otherwise altered farmstead. In this event, Save America's Heritage will document the individual building designating a site number solely to the specific building, structure, or object.

Integrity also appears to play an important role in the field documentation of commercial buildings. Traditionally, buildings used for commerce have been adaptively reused by subsequent generations. These buildings are positioned along a primary local thoroughfare or even a regionally important highway, thus lending appeal to present-day retailers seeking new locations. Often the buildings are physically altered to accommodate new functions and therefore suffer a loss of integrity. With this in mind, only those buildings exhibiting the visual characteristics of their historic period will be documented.

In summary, the determination of integrity will be based upon the historic retention of the following physical characteristics.

- Materials:** Does the building retain the original materials from its period of historic importance.
- Location:** Is the building placed in its original location or has it been moved?
- Design:** Does the building reflect the design aesthetics of its historic period?
- Setting:** Does the building reflect a historic sense of place? Does the historic image and feel still exist?
- Function:** Does the building represent its historic use?

Characteristics of Rural Integrity:

With the concept of Rural Historic Districts added to the National Register process, the principal investigator is forced to develop new visual sensitivities which are sympathetic to the qualities of rural settings. New methods of survey and research must be added to our understanding of both the built and natural environment and the historic relationship between them.

With this in mind, Save America's Heritage will attempt, without contractual obligation, to observe the following characteristics of potential significance to rural historic enclaves:

- * The condition and presence of features, natural and built, which relate to a historic period of importance.
- * The ability of a rural environment to reflect a sense of a past time or place.
- * Potential unifying factors which may link rural properties together.
- * The overall patterns of landscape spatial organization (land forms, natural features, material components).
- * Land-use categories and activities farming, ranching, recreation).
- * Response to natural features (landform affect on material components).
- * Boundaries (cultural, political, or natural).

- * Cluster arrangements (position of material elements within landscape setting).
- * Ecological context.
- * Integrity: Loss of natural features that were historically integral to the rural setting and intrusion of non-contributing features.

5. Anticipated Property Types.

Save America's Heritage anticipates the identification of historic properties in each of the following thirteen categories.

Religion: Churches, church schools, parsonages, and convents

Aesthetic Systems: decorative Arts, sculpture, paintings.

Government: Courthouses, Post Offices, Town Halls.

Association: Fraternal, service and social organizations.

Education: Schools, libraries, museums.

Diversion: Park grounds, theaters, recreational facilities.

Agriculture: hay/horse barns, cattle barns, hog barns, cattle fences, cellars, cob houses, orchards, windmills, windbreaks, pump systems, cattle loafing sheds, hog loafing sheds, farrowing houses, corn cribs, wash houses, summer kitchen, chicken houses, brooder houses, machine shops, implement sheds, granaries, silos, elevators, and stock tank systems.

Processing Industries: Meat packing, dairy, poultry.

Commerce: stores, hotels, elevators.

Transportation: Gas stations, rail depots, motels, auto showrooms.

Communications: Telephone, newspaper, and publishing houses.

Services: Professional, financial and health buildings.

Settlement Systems: Houses, apartments and boarding houses.

6. Evaluation Process and Criteria

Process of Evaluation:

Two primary reasons exist for the evaluation of the resources documented by the Historic Building Survey. The first is the identification of properties worthy of nomination to the National Register of Historic Places, and the second is the designation of those properties to be preserved by local planning processes. The National Register criterion A, B, C, and D as translated by the Historic Context Reports shall be the basis for evaluation.

The Preliminary Inventory is the primary reference list of all properties within Loup County that are potentially eligible for listing in the National Register of Historic Places (NRHP). Therefore, its primary purpose is to define the entire "pool" of historic resources which appear potentially eligible for listing.

The Preliminary inventory also fulfills additional roles which include its use as a guide for suggesting future work in the study area and the identification of building types which are no longer extant or never existed within the study area. The analysis of the inventoried data may also provide the NeSHPO with answers to the following questions:

1. What percentage of the total number of properties surveyed were worthy of intensive survey on the basis of their association to an identified historic theme or to a preliminarily identified Historic Context?
 2. What percentage of the total number of properties surveyed were worthy of intensive survey as non-historic context sites?
 3. What percentage of those properties noted during the field survey as potentially significant were actually found to be significant?
- Save America's Heritage originally viewed the assembling of the

Preliminary Inventory as a two-step process consisting of survey and review. However, as outlined below, a refined methodology has evolved from previous survey experience which now involves several levels of evaluation. What has emerged is a more in-depth compilation of potential NRHP sites using a variety of historic and contemporary resources.

1. Initial base list of potentially eligible properties derived from review of reconnaissance survey documentation.
2. Review of contact sheets and property descriptions performed to add or delete base-list properties.
3. Review all published county, church, and centennial histories, with particular emphasis on historic building citations concerning the base-list properties.
4. Contact local historical societies for input on histories of base-list properties.
5. Second base-list review with application of criterion to derive final lists of sites which:
 - a) are strongly recommended for NRHP listing, and b) may not be strongly recommended for listing but contribute to the character of the historic built environment.

Criteria For Evaluation:

If the ultimate goal of the Nebraska Historic Buildings Survey is indeed the identification of properties worthy of National Register listing, then the definitions and criteria established by the NRHP become the primary concepts by which the significance of a historic property is evaluated.

The National Register defines a historic property as a district, site, building, structure, or object significant in American history, architecture, engineering, archeology, and culture. A historic context is a broad pattern of historical development in a community or its region, that may be represented by

historic resources. The use of historic contexts provides a mechanism for translating the broad National Register criteria into locally meaningful terms. For example, the National Register criteria allow any property that is associated with the lives of persons significant in our past to be regarded as eligible for listing, but it is the historic contexts of the area that define who such people were (p. 55, National Register Bulletin, No. 24, V. 5, Department of the interior). With this in mind, the National Register criteria translated into local meaning by the Historic Context Reports are as follows:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

APPENDIX 3:**Index of Abbreviations**

The following index attempts to explain the abbreviations used by the survey team while recording historic buildings in the nine county area of the northern Nebraska Sand Hills survey project. These abbreviations were developed as a means of expediting the survey recording process. The need for abbreviations was especially necessary in the recording of rural-based historic properties. In these cases, every effort was made to note each building, structure and object which contributed to the historic character of the property. Many of the abbreviations were developed by the NeSHPO during their former surveys of historic buildings throughout Nebraska. The remaining group of abbreviations were developed by Save America's Heritage with the approval of the NeSHPO.

Fr.	= Frame	Addn.	= Addition
Br.	= Brick	Cent.	= Central
Conc. Blk.	= Concrete Block	Enc.	= Enclosed
Frmhse.	= Farmhouse	Att.	= Attached
Frmstd.	= Farmstead	Perpend.	= Perpendicular
Hse.	= House	Symm.	= Symmetrical
S.K.	= Summer Kitchen	Lg.	= Large
Ckn. Hse.	= Chicken House	G.W.D.	= Gable Wall Dormer
Gar.	= Garage	Gab.	= Gable
Gran.	= Granary	Drmr.	= Dormer
D.T. Gran.	= Drive-thru Granary	Aban.	= Abandoned
D.T. Crib	= Drive-thru Crib	Det.	= Deteriorated
L.S.	= Loafing Shed	Outbldg.	= Outbuilding

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